

**UNION MEDICAL CAMPUS****COLORADO SPRINGS' MOST WELL ESTABLISHED MEDICAL CAMPUS****BUILDING FEATURES**

<b>BUILDING SIZE</b>	30,856 rsf
<b>AVAILABLE SPACE</b>	5,048 rsf
<b>LEASE RATE</b>	From \$15.00 PSF, NNN
<b>EXPENSES</b>	\$8.68 per RSF (2017 estimate)
<b>TENANT IMPROVEMENTS</b>	Negotiable
<b>PARKING</b>	5 spaces per 1,000 rsf

- Stand alone property
- Excellent single tenant office or medical office.
- 1<sup>st</sup> Floor/easily accessible space
- Centrally located
- Easy access to I-25
- On-site Property Management
- High visibility
- 2.0 miles to Penrose Hospital
- 3.0 miles to Memorial Hospital

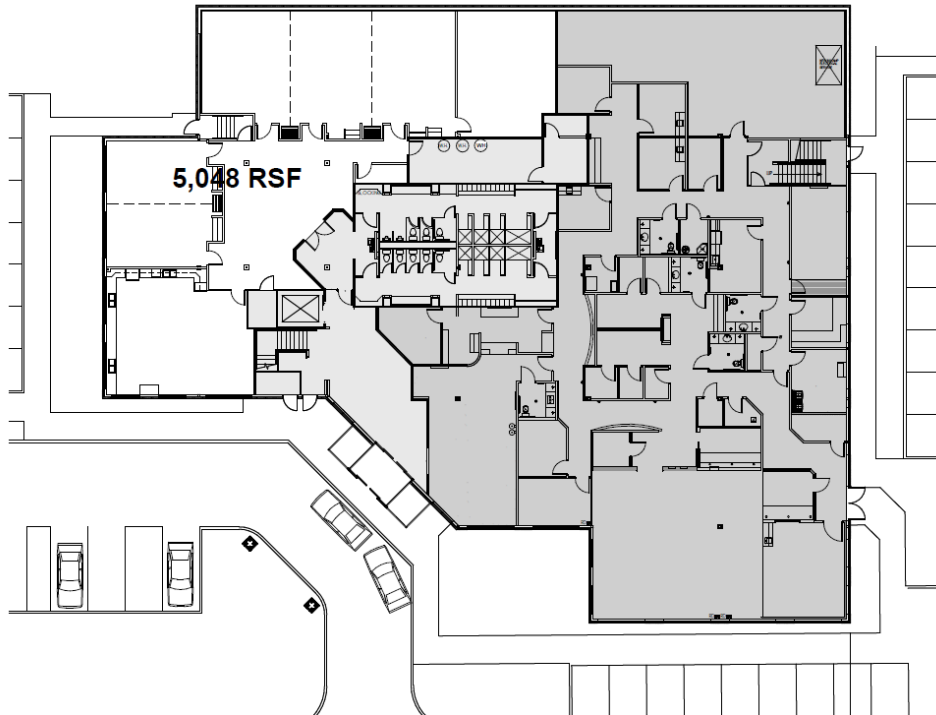
For more information, please contact:

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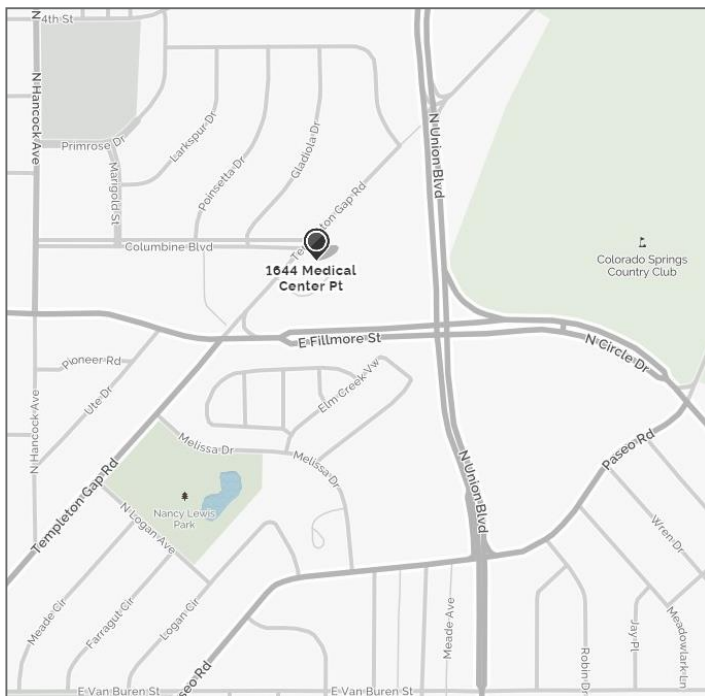
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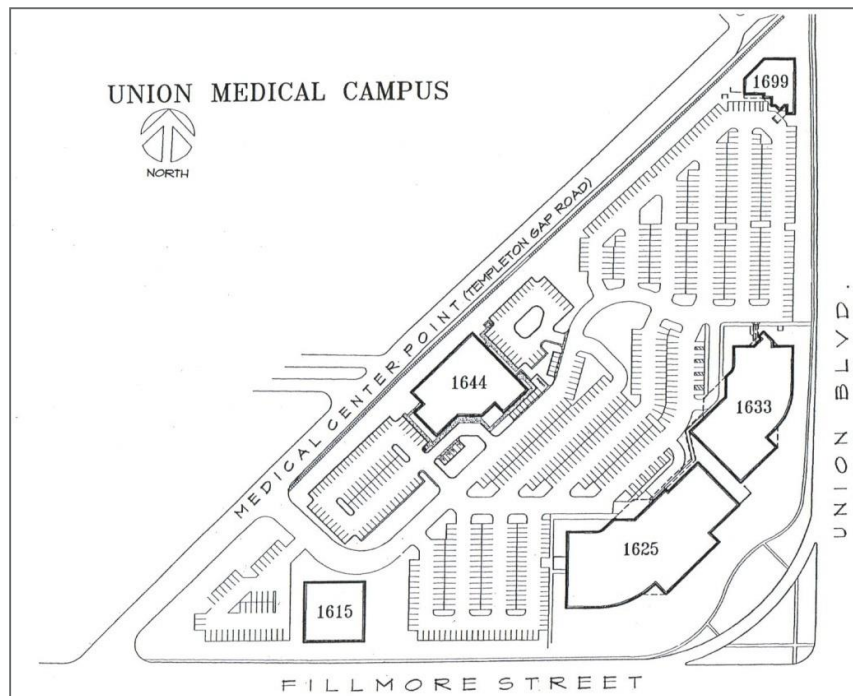
**Floor Plan**



**Map**



**Site Plan**



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