

FOR LEASE

# NorthCare at St. Francis

6071 East Woodmen Road / Colorado Springs , Colorado 80923



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

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## Highlights

- Enclosed fourth floor sky bridge to St. Francis Hospital, one of five hospitals in the nation to make Healthgrades' list of 50-best hospitals in the nation every year for ten years in a row
- WiFi access, med gas and air room and emergency generator
- Central to Colorado Springs' greatest population growth
- Award-winning design and Class A interior
- Private physician parking and covered patient entrances

## Building Amenities

- Building common conference room
- Building engineer on site
- On-site pharmacy



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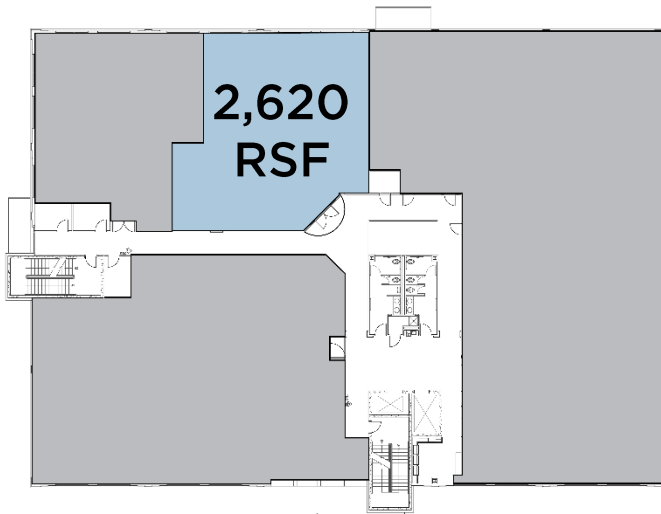
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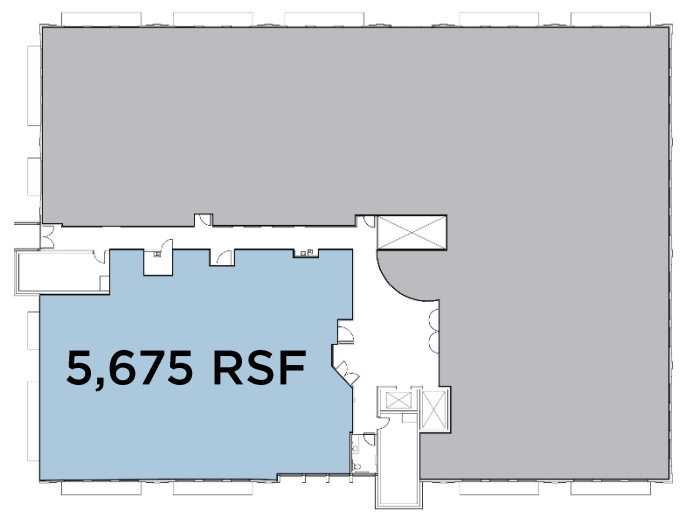
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Second Floor



Fourth Floor



## Location

Southeast corner of Woodmen and Powers, adjacent to the 450,000 SF St. Francis Medical Center

## Building Size

85,250 SF

## Number of Levels

4

## Available Space

Floor 2 – 2,620 RSF

Floor 4 – 5,675 RSF

## Lease Rate & TI Allowance

Market, call broker

## Expenses

\$11.98 per rentable square foot (2018 estimate)

## Parking Ratio

5 spaces per 1,000 RSF

Private physician parking

## Year Constructed

2008



For more information, please contact:

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