



HEALTHCARE  
REALTY

CLASS A MEDICAL/OFFICE FOR LEASE

# PREMIER HEALTH PLAZA

3920 N Union Boulevard | Colorado Springs, CO 80907



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



CLASS A MEDICAL/OFFICE FOR LEASE

# PREMIER HEALTH PLAZA

3920 N Union Boulevard | Colorado Springs, CO 80907

<b>BUILDING SIZE:</b>	103,599 SF
<b>AVAILABLE SPACE:</b>	Suite 230: 4,124-8,724 RSF Suite 245: 1,038 RSF Suite 315: 1,156 RSF
<b>LEASE RATE:</b>	From \$20.00 per RSF NNN
<b>EXPENSES:</b>	\$12.84 per RSF (2024 est.)
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>PARKING:</b>	5 spaces per 1,000 RSF
<b>NUMBER OF STORIES:</b>	3
<b>YEAR CONSTRUCTED:</b>	2000

- New access point to North Union Boulevard
- Ideally located 10 minutes to Penrose Hospital and UHealth Memorial Hospital
- Opportunity for premier building signage with visibility to Union Boulevard and Austin Bluffs Parkway
- 5 minutes down Union Boulevard is the Union Medical Campus with Penrose-St Francis Primary Care, Gastroenterology Associates, and Optum Urgent Care
- Across from Union Medical Campus is Audubon Medical Campus with Colorado Springs Family Practice, Interventional Pain Management, and PENRAD Imaging
- Join Kaiser Permanente, the VA, Premier Surgery Center, Colorado Springs Pain Consultants, and Northstar Neurology

## DRIVE TIMES

### I-25

10 Minutes

### Penrose Hospital and ER

10 Minutes

### UHealth Memorial Hospital Central

10 Minutes

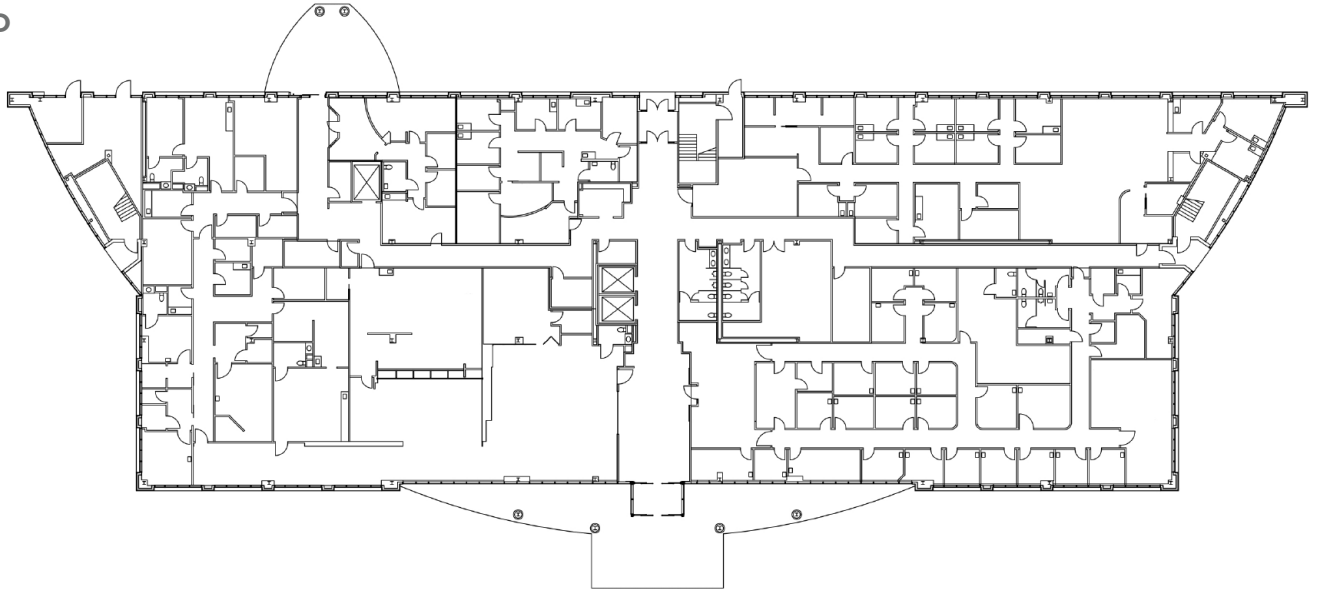
### Downtown Colorado Springs

13 Minutes



# 1st Floor

FULLY LEASED

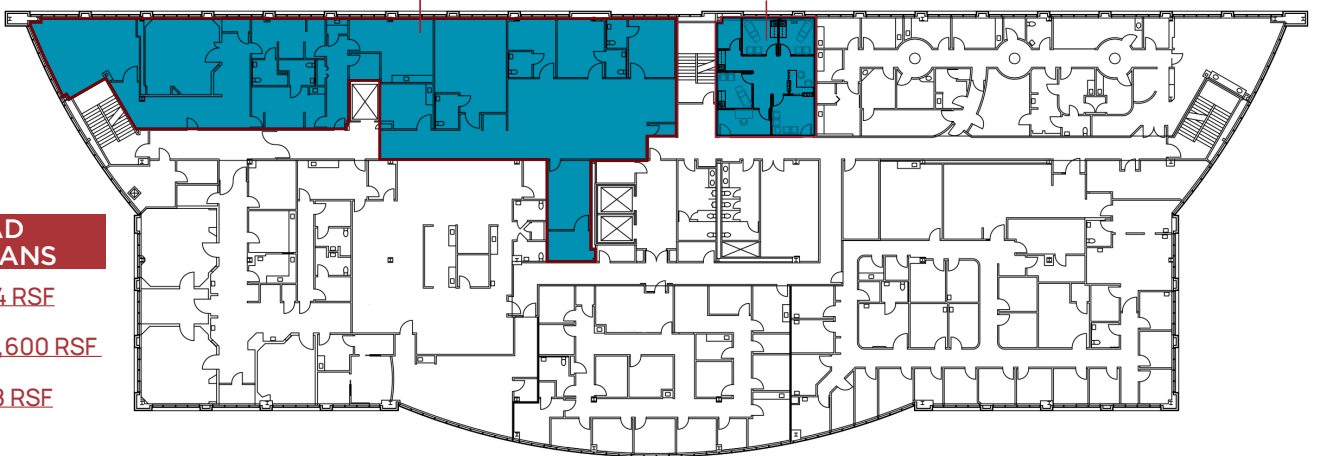


# 2nd Floor

1,038-8,724 RSF

AVAILABLE  
SUITE 230  
4,124-8,724 RSF

AVAILABLE  
SUITE 245  
1,038 RSF



[DOWNLOAD  
CONCEPT PLANS](#)

[Suite 230: 8,724 RSF](#)

[Suite 230: 4,124 & 4,600 RSF](#)

[Suite 245: 1,038 RSF](#)

# 3rd Floor

1,156 RSF



AVAILABLE  
SUITE 315  
1,156 RSF

[DOWNLOAD  
CONCEPT PLAN](#)

[Suite 315: 1,156 RSF](#)



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3920 N Union Boulevard | Colorado Springs, CO 80907



- 1 Optum  
UCHealth  
Pikes Peak ENT  
Colorado Institute of Sports  
Medicine  
The Medicine Shoppe Pharmacy  
Aspire Sinus & Allergy  
Young Chiropractic  
Urological Associates
- 2 Penrose St. Francis Primary &  
Urgent Care
- 3 Audubon Surgery Center  
CenturaHealth  
Colorado ENT & Allergy  
Mountain View Medical Group
- 4 Associates in Gastroenterology  
Endoscopy Center of CS
- 5 Colorado Springs Family  
Practice  
Incline Orthopaedics  
Audubon Medical Associates  
HearingLife
- 6 Pikes Peak Care Center
- 7 Colorado Springs Eye Clinic  
Eye Associates of CS  
Pinnacle Eye Center  
Retina Consultants of Southern  
Colorado
- 8 MacKenzie Place Senior Living

## EXCLUSIVE LEASING AGENTS

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