

1625 MEDICAL CENTER PT  
COLORADO SPRINGS, CO 80907  
OFFICE/MEDICAL FOR LEASE



Colorado Springs  
Commercial



# UNION MEDICAL CAMPUS

Colorado Springs' Most Well-Established Medical Campus







70,045 RSF

# UNION MEDICAL CAMPUS

1625 MEDICAL CENTER PT, COLORADO SPRINGS, CO 80907

Union Medical Campus is a prestigious Class A medical office campus located in the northwest corner of busy intersection of Union Boulevard and Fillmore Street.

- Basement storage available
- Centralized location, easy access
- On-site pharmacy
- Ample parking

**Ownership:** Remedy is the largest private owner of healthcare properties in the United States. With over \$7B in healthcare acquisitions since 2012, Remedy currently owns, manages and leases over 28 million square feet of healthcare properties and has developed over 7 million square feet.

**AVAILABILITIES:**  
Suite 140 1,084 RSF

**LEASE RATE:**  
From \$20.00/RSF NNN

**EXPENSES:**  
\$11.58/RSF (2022 est.)

**TENANT IMPROVEMENTS:**  
Negotiable

**PARKING:**  
5 spaces per 1,000 RSF



# 1st Floor

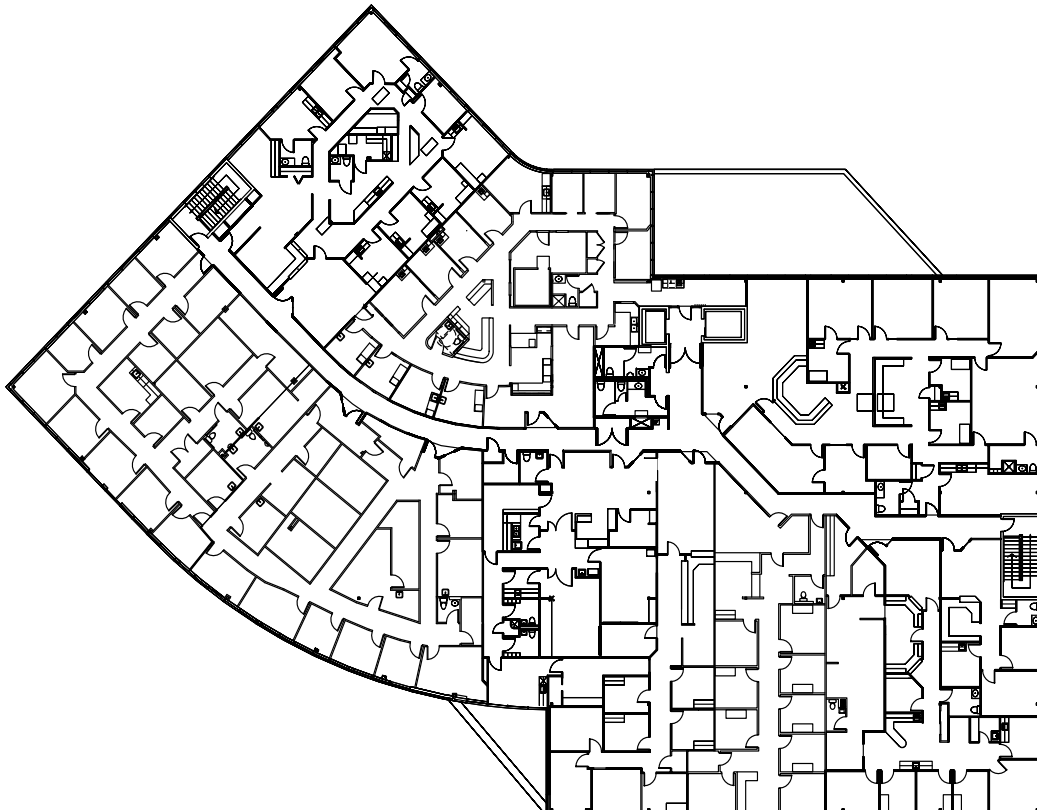
1,084 RSF



SUITE 140  
1,084 RSF

# 2nd Floor

FULLY LEASED





## DRIVE TIMES

|                   |            |
|-------------------|------------|
| I-25              | 6 minutes  |
| Penrose Hospital  | 7 minutes  |
| Downtown COS      | 10 minutes |
| Memorial Hospital | 10 minutes |
| Briargate         | 12 minutes |



# UNION MEDICAL CAMPUS

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- 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

## CONTACT INFORMATION

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**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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