HEALTHCARE REALTY

MEDICAL OFFICE FOR LEASE

PAVILION MEDICAL CENTER

320 E Fontanero Street | Colorado Springs, CO 80906

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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Building Size:	44,166 RSF
Available Space:	Suite 101: 5,561 RSF Suite 307: 1,542 RSF
Lease Rate:	$18.50 per RSF NNN
NNN Expenses:	$13.19 per RSF (2024 estimate)
Parking Ratio:	4.5 spaces per 1,000 RSF
Tenant Improvements:	$50.00± per RSF

Located at Fontanero Street and Wahsatch Avenue, in close proximity to I-25 and Fillmore Street, Pavilion Medical Center is easily accessible to doctors and patients from all points within the Colorado Springs Metropolitan Area. The property is ideally situated between two major hospitals: Penrose Hospital to the north and Memorial Hospital to the south. Penrose Hospital, located at 2222 N Nevada Avenue, is the anchor of Penrose-St. Francis Health Services. With 238 beds and 16 surgical suites, Penrose Hospital provides secondary and tertiary (high-tech) medical-surgical services, emphasizing elective and outpatient care. Memorial Hospital, located at 1400 E Boulder Road, is 413-bed hospital that has been recognized nationally for quality, research and outcomes.

- **New ownership**
- **Common area updates being completed**
- **High parking ratio**
- **Park-like setting; Shooks Run Trail bisects the property**
- **On-site porter services**
- **Expansive window lines with excellent natural light and mountain views**
- **1/2 mile from Penrose Hospital**

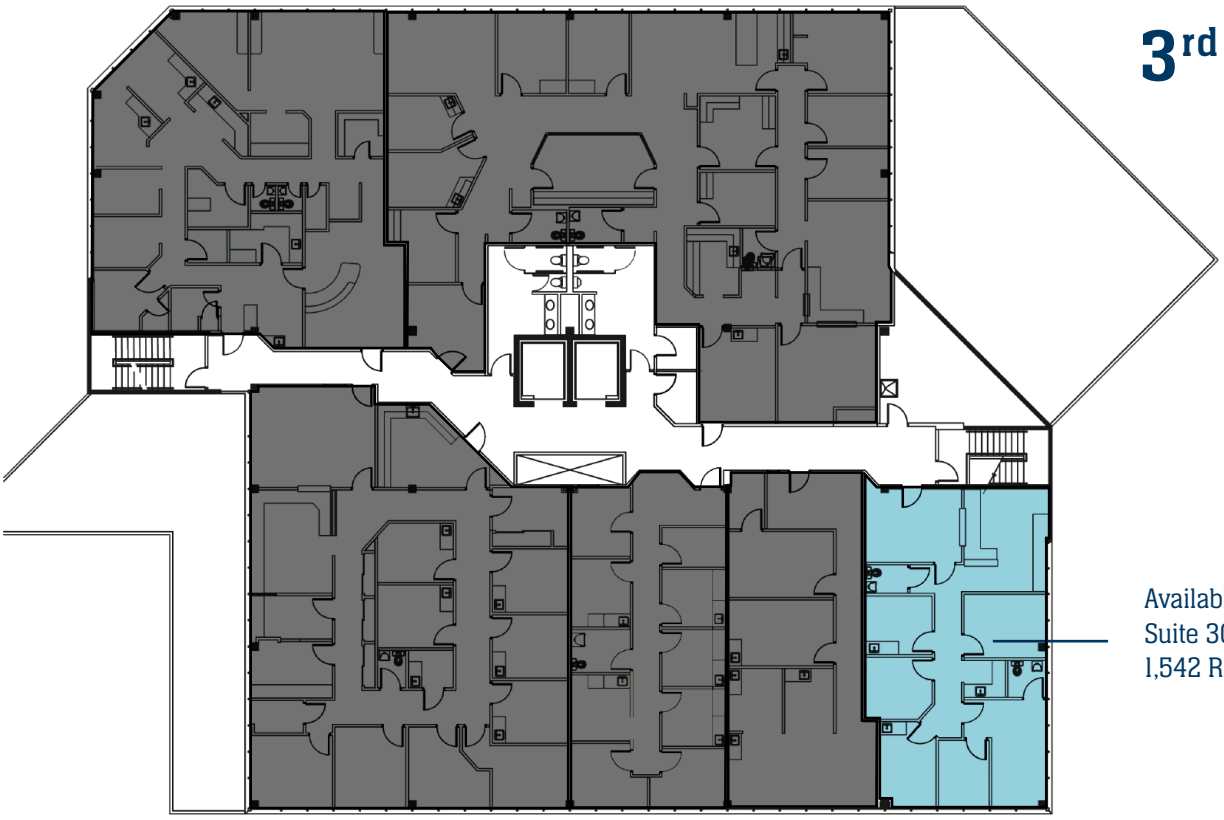
1st FLOOR

DOWNLOAD CONCEPT PLAN

Available
Suite 101
5,561 RSF

*Conceptual plan shown. Furniture and equipment are for illustrative purposes only.

3rd FLOOR



Available
Suite 307
1,542 RSF

JOIN:

UCHealth Primary Care

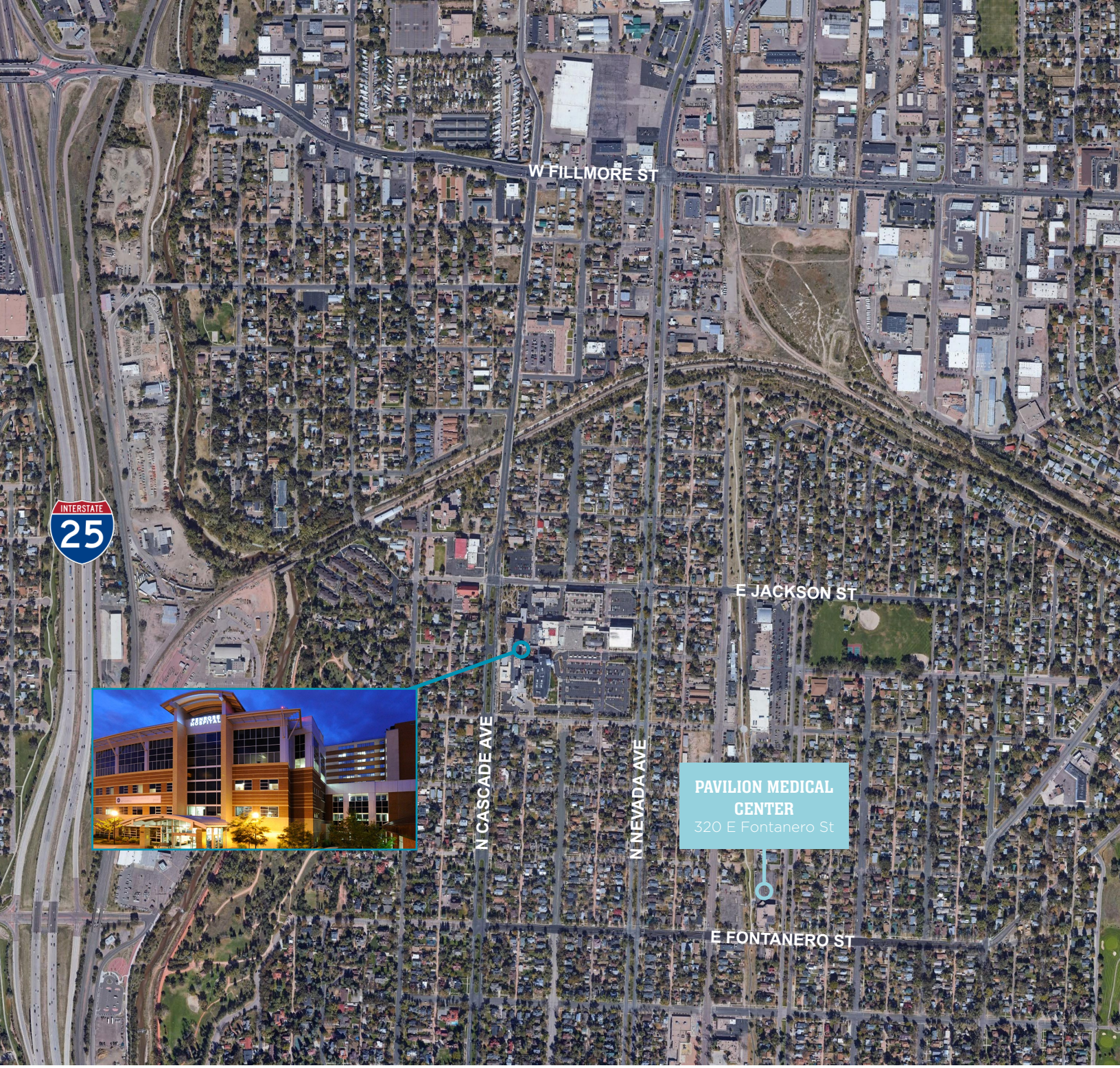
Vision Institute

Associates in Maxillofacial & Oral Surgery

Kids Are Great Pediatrics

Pavilion Dental Group

PAVILION MEDICAL CENTER



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