

1625 MEDICAL CENTER PT
COLORADO SPRINGS, CO 80907



Colorado Springs
Commercial

OFFICE/MEDICAL FOR LEASE



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

AVAILABILITIES:

Suite 140 1,084 RSF
Suite 215 2,001 RSF

LEASE RATE:

From \$20.00/RSF NNN

EXPENSES:

\$12.50/RSF (2024 est.)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

5 spaces per 1,000 RSF

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.



1st Floor

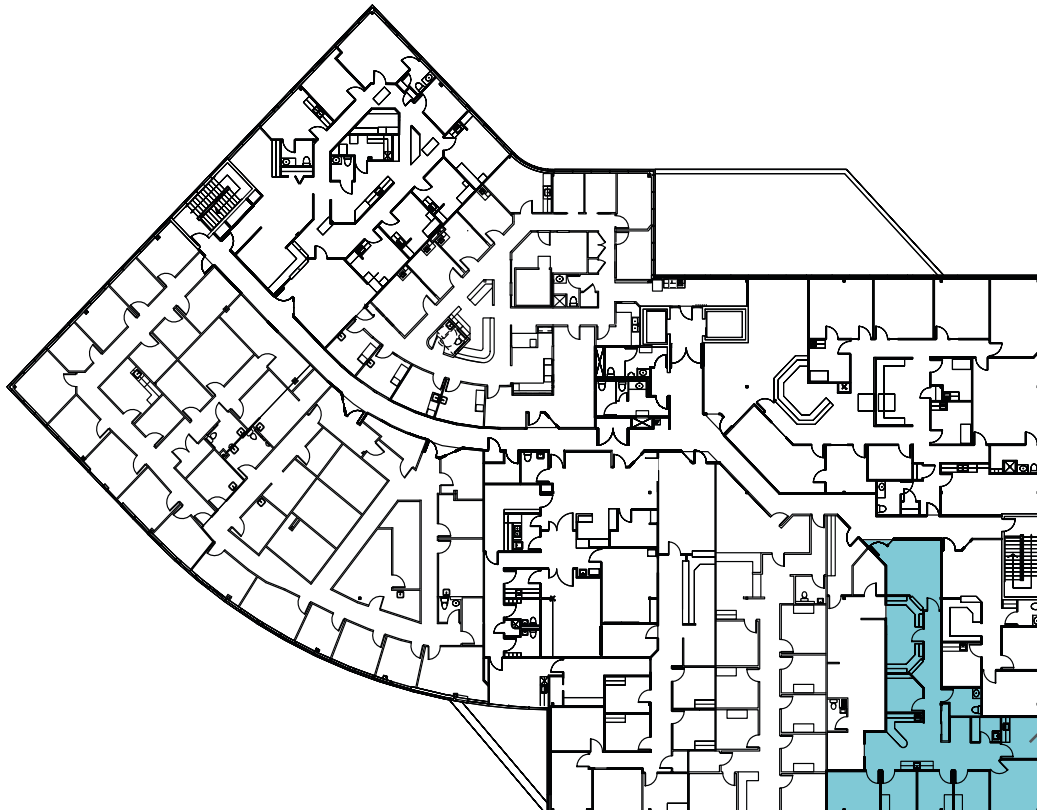
1,084 RSF



SUITE 140
1,084 RSF

2nd Floor

2,001 RSF



SUITE 215
2,001 RSF

AVAILABLE
4/1/25

DRIVE TIMES

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



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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**