



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>	\$11.57 per RSF (2025 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

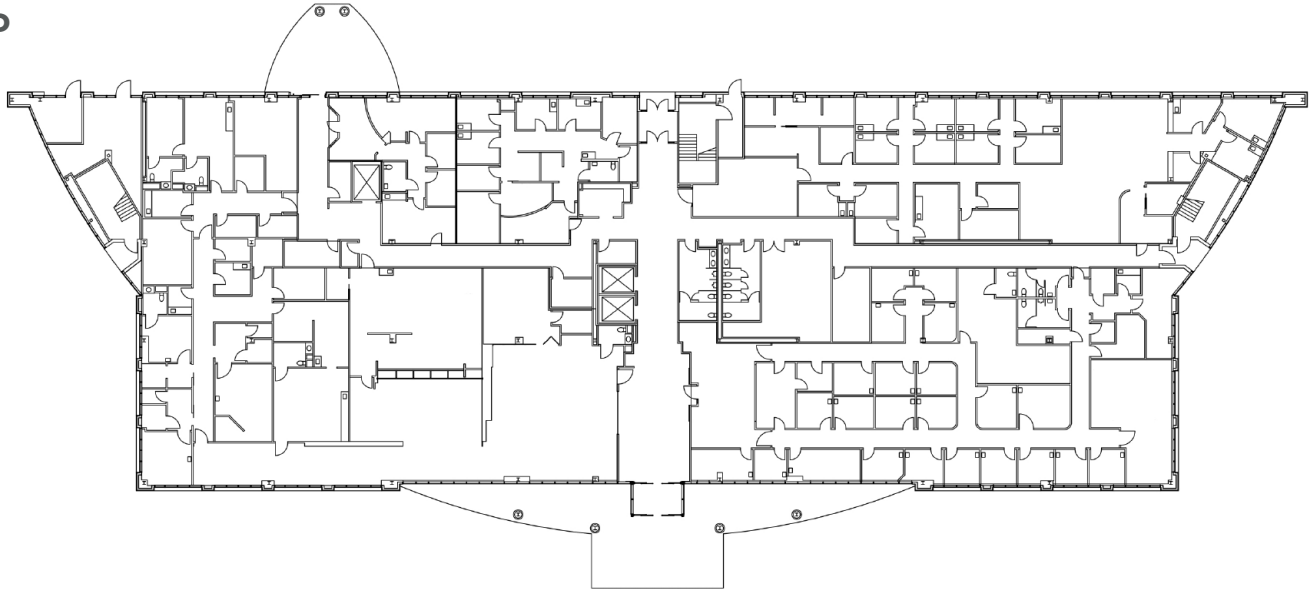
### Downtown Colorado Springs

13 Minutes



# 1st Floor

FULLY LEASED

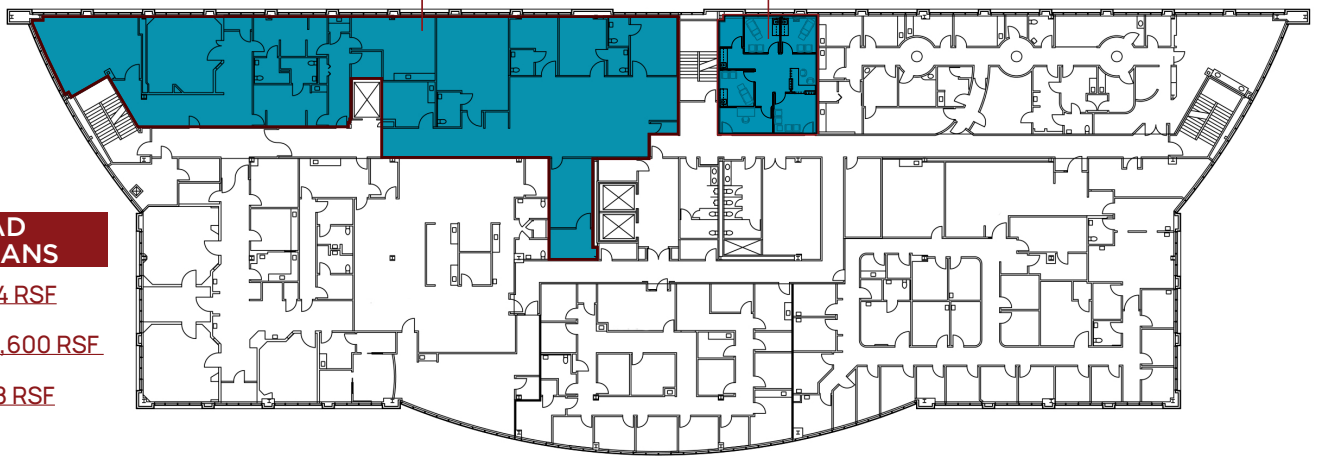


# 2nd Floor

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



DOWNLOAD  
CONCEPT PLAN

Suite 315: 1,156 RSF

AVAILABLE  
SUITE 315  
1,156 RSF



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## PREMIER HEALTH PLAZA

Kaiser Permanente  
The VA  
Premier Surgery Center  
Northstar Neurology

Colorado Springs Pain  
Consultants  
Pikes Peak Internal  
Medicine



10 MINUTES TO  
I-25



10 MINUTES TO  
PENROSE HOSPITAL



13 MINUTES TO  
DOWNTOWN

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

## EXCLUSIVE LEASING AGENTS

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