

# NORTHCARE AT ST. FRANCIS

6071 EAST WOODMEN ROAD, COLORADO SPRINGS, CO



CommonSpirit  
Penrose-St. Francis Hospital

SKY  
BRIDGE

CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

CLASS A MEDICAL OFFICE FOR LEASE



# NORTHCARE AT ST. FRANCIS

6071 EAST WOODMEN ROAD, COLORADO SPRINGS, CO

**BUILDING SIZE:**  
80,125 RSF

**LEVELS:**  
4

**AVAILABLE SPACE:**  
Suite 230: 2,414 RSF (7/26)  
Suite 300: 3,062-10,668 RSF (10/26)

**LEASE RATE:**  
Contact Broker

**EXPENSES:**  
\$16.10 per RSF (2026 estimate)

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



Enclosed fourth floor  
sky bridge to Penrose St.  
Francis Hospital



WiFi access, med gas and  
air room and emergency  
generator



Central to Colorado  
Springs' greatest  
population growth



Award-winning design  
and Class-A interior



Private physician parking  
and covered patient  
entrances



Building common  
conference room



Building engineer on site



On-site pharmacy



## 2<sup>nd</sup> Floor

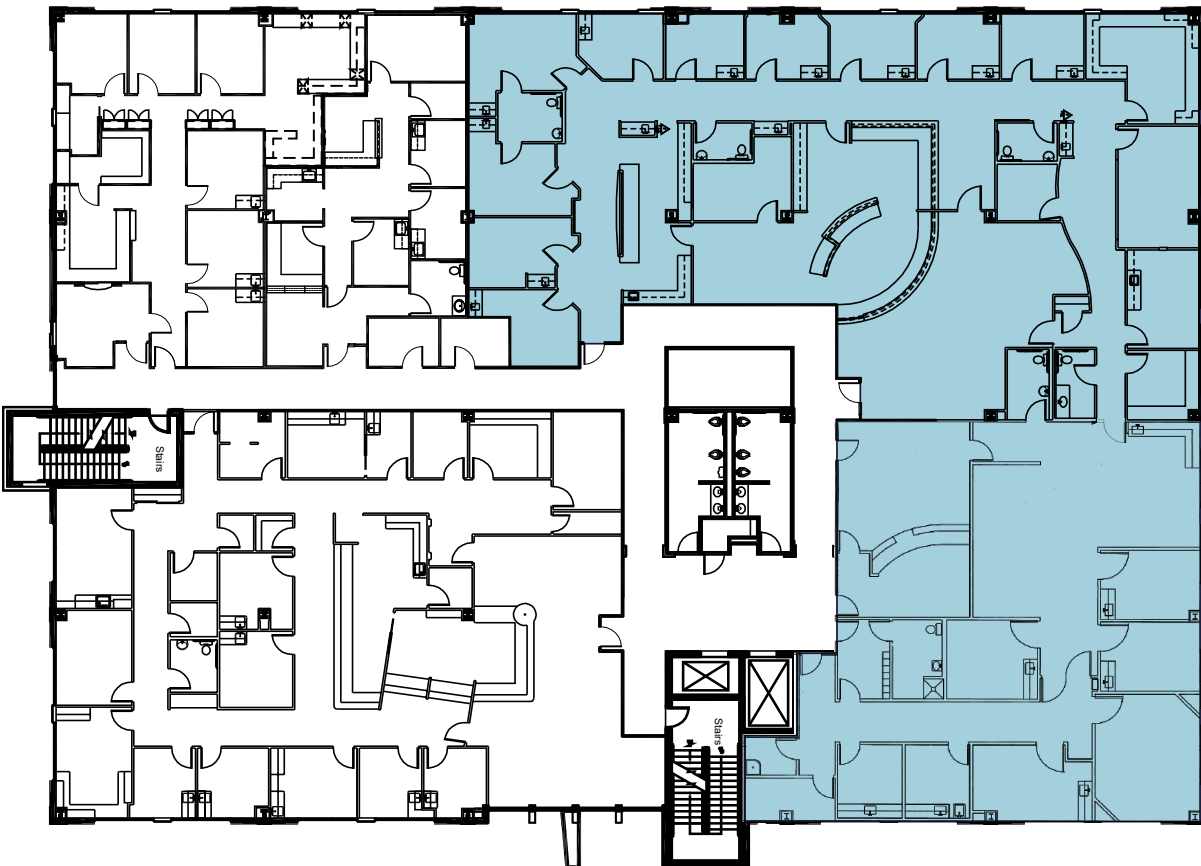
AVAILABLE SPACE:

Suite 230:  
2,414 RSF

DOWNLOAD  
FLOOR PLAN



SUITE 230



## 3<sup>rd</sup> Floor

AVAILABLE SPACE:

Suite 300:  
10,668 RSF

DOWNLOAD  
FLOOR PLAN



SUITE 300



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**Sisters Grove Pavilion**  
 Major Tenants: CommonSpirit, Penrad Imaging, Audubon Surgery Center, Exceptional Care for Women, Pain & Spine at St. Francis

**CommonSpirit**  
 Penrose-St. Francis Hospital

**St. Peregrine Pavilion**  
 Major Tenants: Associates In Gastroenterology, Rocky Mountain Cancer Centers, Colorado ENT & Allergy

**Peak View Behavioral Health**

**Woodmen Medical Plaza**  
 Major Tenants: CommonSpirit Primary Care, Heart & Vascular Partners, Rocky Mountain Infusion, Creative Hope Counseling, Iron Horse Pediatrics & Mountain View Vision

## CommonSpirit Penrose-St. Francis Hospital

**Penrose-St. Francis Medical Center** opened in August 2008. This **257 licensed bed facility** is the only full-service hospital in Northern Colorado Springs and features a modern Birth Center, Level III Neonatal Intensive Care Unit, Emergency Department, Level III Trauma Center, Imaging Services, Surgical Services and Critical Care Unit. It is also the home base for the **Flight For Life Colorado** air ambulance helicopter service.



America's 250 Best Hospitals Award™ (2023, 2022)



REGIONALLY RANKED  
 #5 in Colorado  
 #2 in Colorado Springs

Labor and Delivery Excellence Award™ (2023, 2022, 2021)  
 Obstetrics and Gynecology Excellence Award™ (2021)

- America's 100 Best Hospitals for Coronary Intervention & Spine Surgery Award™ (2024, 2023, 2022)
- Pulmonary Care Excellence Award™ (2024)
- America's 100 Best Hospitals for Pulmonary Care Award™ (2023)
- Critical Care Excellence Award™ (2023, 2022)
- Joint Replacement Excellence Award™ (2023)
- Orthopedic Surgery Excellence Award™ (2023)
- America's 100 Best Hospitals for Joint Replacement, Orthopedic Surgery & Prostate Surgery Award™ (2022)
- America's 50 Best Hospitals for Surgical Excellence Award™ (2022)

### EXCLUSIVE LEASING AGENTS

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