



UNION MEDICAL CAMPUS

1625 MEDICAL CENTER PT COLORADO SPRINGS, CO 80907



Colorado Springs' Most Well-Established Medical Campus
OFFICE/MEDICAL FOR LEASE



Colorado Springs
Commercial






UNION MEDICAL CAMPUS

1625 MEDICAL CENTER PT,
COLORADO SPRINGS, CO 80907

AVAILABLE SPACE

Suite 115	1,367 RSF
Suite 140	1,084 RSF
<i>Contiguous 2,348 RSF</i>	
Suite 100	8,173 RSF
Suite 130	1,470 RSF
<i>Contiguous 9,643 RSF</i>	
Suite 215	2,001 RSF



Union Medical Campus is a prestigious Class A medical office campus prominently positioned at the northwest corner of the highly trafficked intersection of Union Boulevard and Fillmore Street. The campus offers exceptional visibility, convenient access, and a strong presence within one of Colorado Springs' most established medical corridors. Featuring modern architecture, professional finishes, and ample on-site parking, Union Medical Campus provides an ideal setting for healthcare providers seeking a high-quality environment that supports both patient experience and operational efficiency.

- Basement storage available
- Ample parking
- Centralized location, easy access



BUILDING SIZE:
70,045 RSF



LEASE RATE:
From \$22.00/RSF NNN



PARKING:
5 spaces per 1,000 RSF



EXPENSES:
\$12.50/RSF (2026 est.)

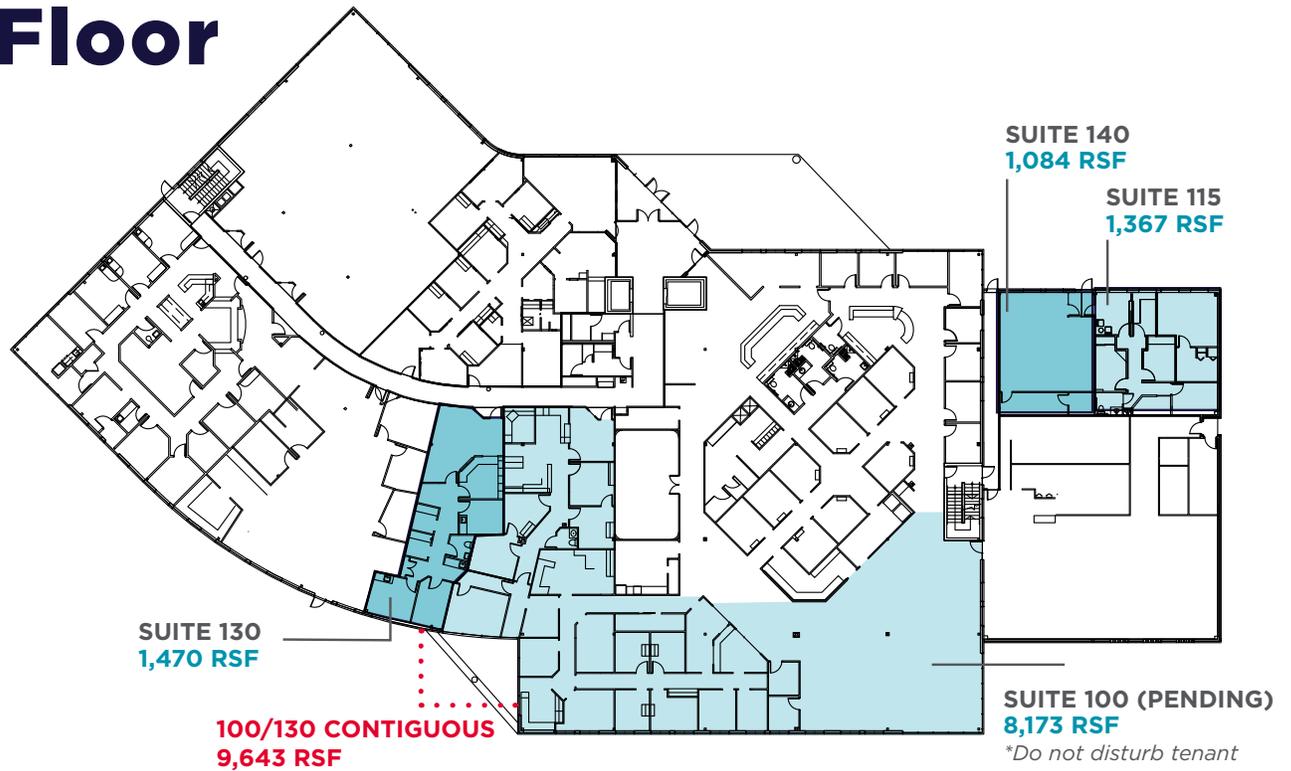


STORIES:
2

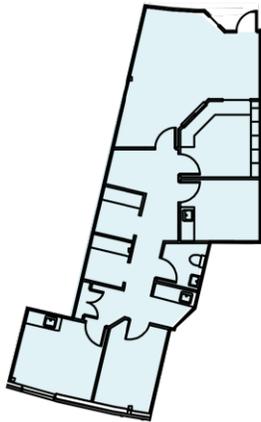


TENANT IMPROVEMENTS:
Negotiable

1st Floor



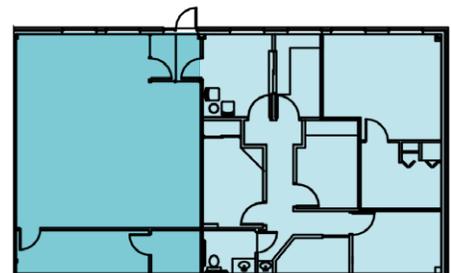
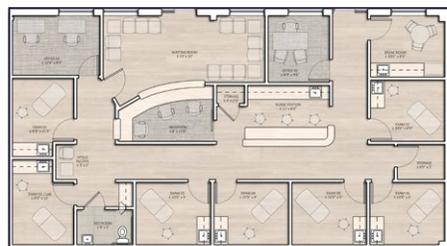
AVAILABLE SUITES



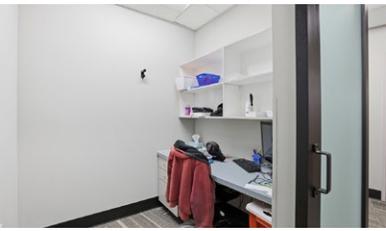
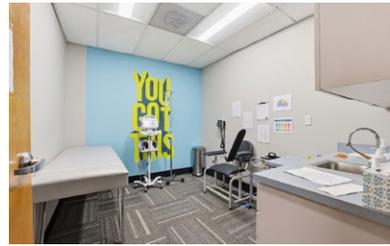
SUITE 115/140
CONCEPT PLAN
2,348 RSF CONTIGUOUS

SUITE 115/140
EXISTING BUILDOUT
2,348 RSF

SCAN QR CODE
OR CLICK HERE
TO VIEW LARGER



SUITE 130 - 1,470 RSF



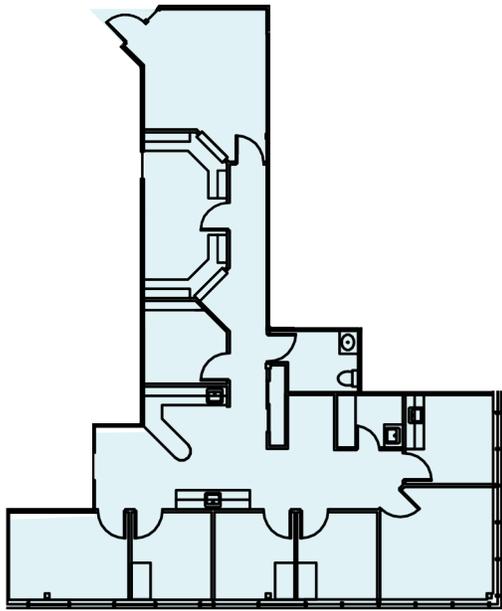
SUITE 100 - 8,173 RSF



SUITE 140 - 1,084 RSF



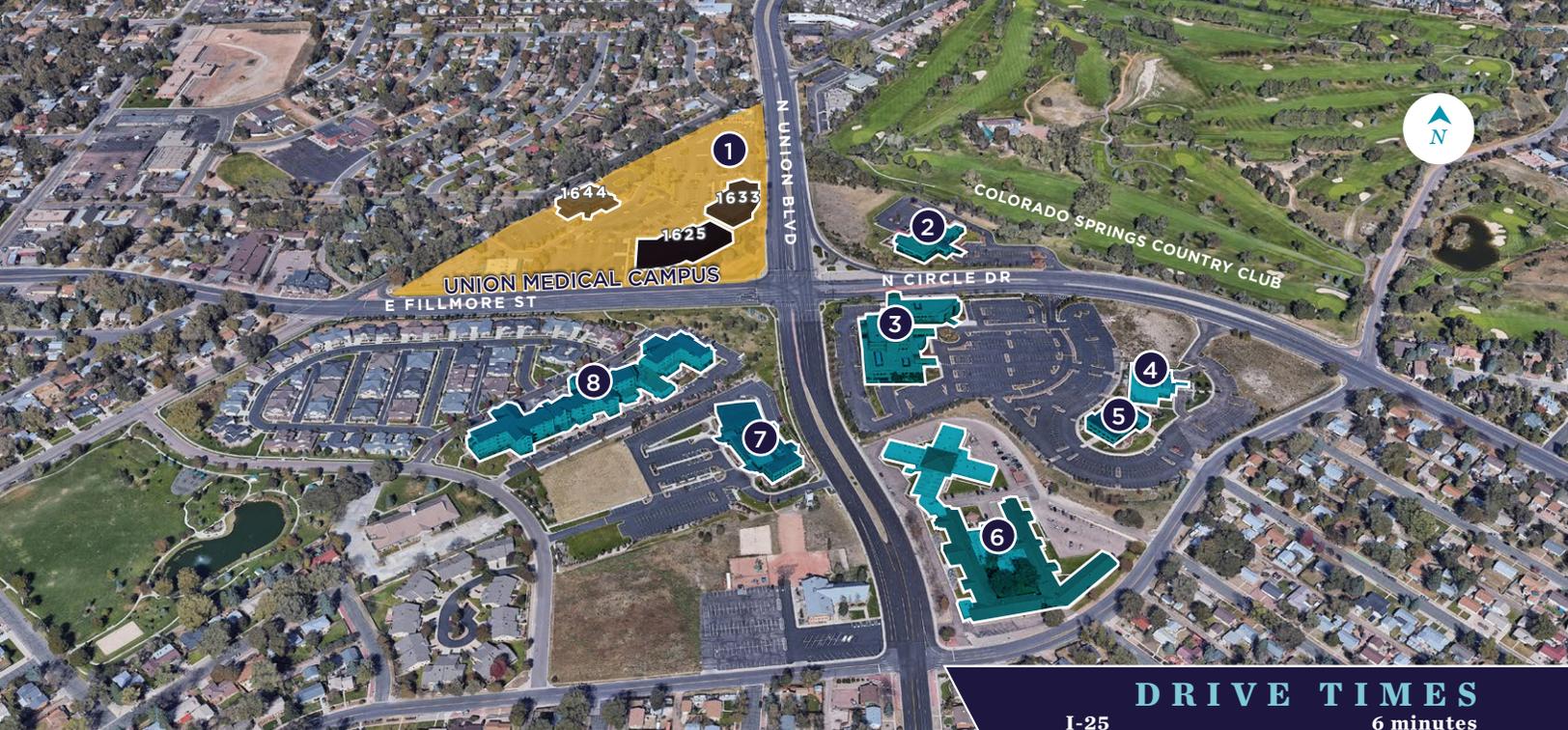
2nd Floor



SUITE 215 - 2,001 RSF

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

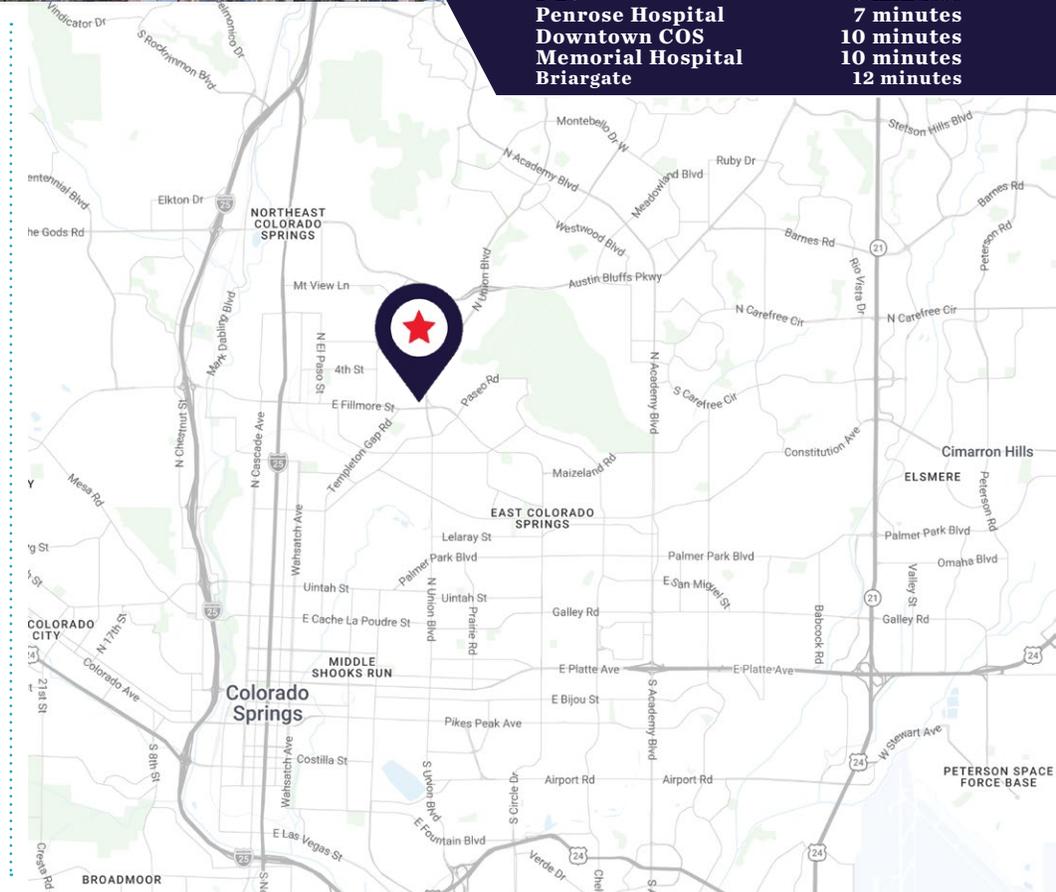




DRIVE TIMES

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

- 1** Optum
UCHealth
Pikes Peak ENT
Colorado Institute of Sports Medicine
Colorado Springs Cardiology
Aspire Sinus & Allergy
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

DAVID H. SCHROEDER II
 Managing Director
 +1 719 418 4066
 dschroeder@coscommercial.com

PETER SCOVILLE
 Principal
 +1 719 418 4063
 pscoville@coscommercial.com



Colorado Springs Commercial

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.