

OFFICE/MEDICAL FOR LEASE
BOULDER OFFICE MEDICAL BUILDING
1725 E. BOULDER STREET, COLORADO SPRINGS, CO 80909



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PROPERTY INFORMATION

Building Size: 14,508 SF
Available Space: Suite 202 - 1,774 SF
Lease Rate: \$17.50/NNN
Lot Size: 1.88 Acres
Zoning: OR (Office Residential)
Year Built: 1965

COMMENTS

Adjacent to Memorial Hospital. Professionally managed, private physician parking. Newly remodeled common areas. Tenants included Pulmonary Associates, Colorado Springs Nephrology, Memorial Hospital. Great location next to Memorial Hospital and the USOC Training Center. Located just east of downtown with easy access to I-25.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	12,732	81,120	193,353
Households			
2019 Est. HHs	5,503	40,981	88,449
2019 Est. Avg. HH Income	\$59,426	\$64,895	\$88,449

	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	10,129	81,395	240,292
2019 Est. HHs	4,799	39,705	106,362
2019 Est. Avg HH Income	\$60,673	\$62,916	\$71,439

	Year	Count	Distance
Traffic Counts			
N Nevada & Austin Bluffs	2012	25,545	0.11
Garden of the Gods & I-25	2006	52,610	0.56

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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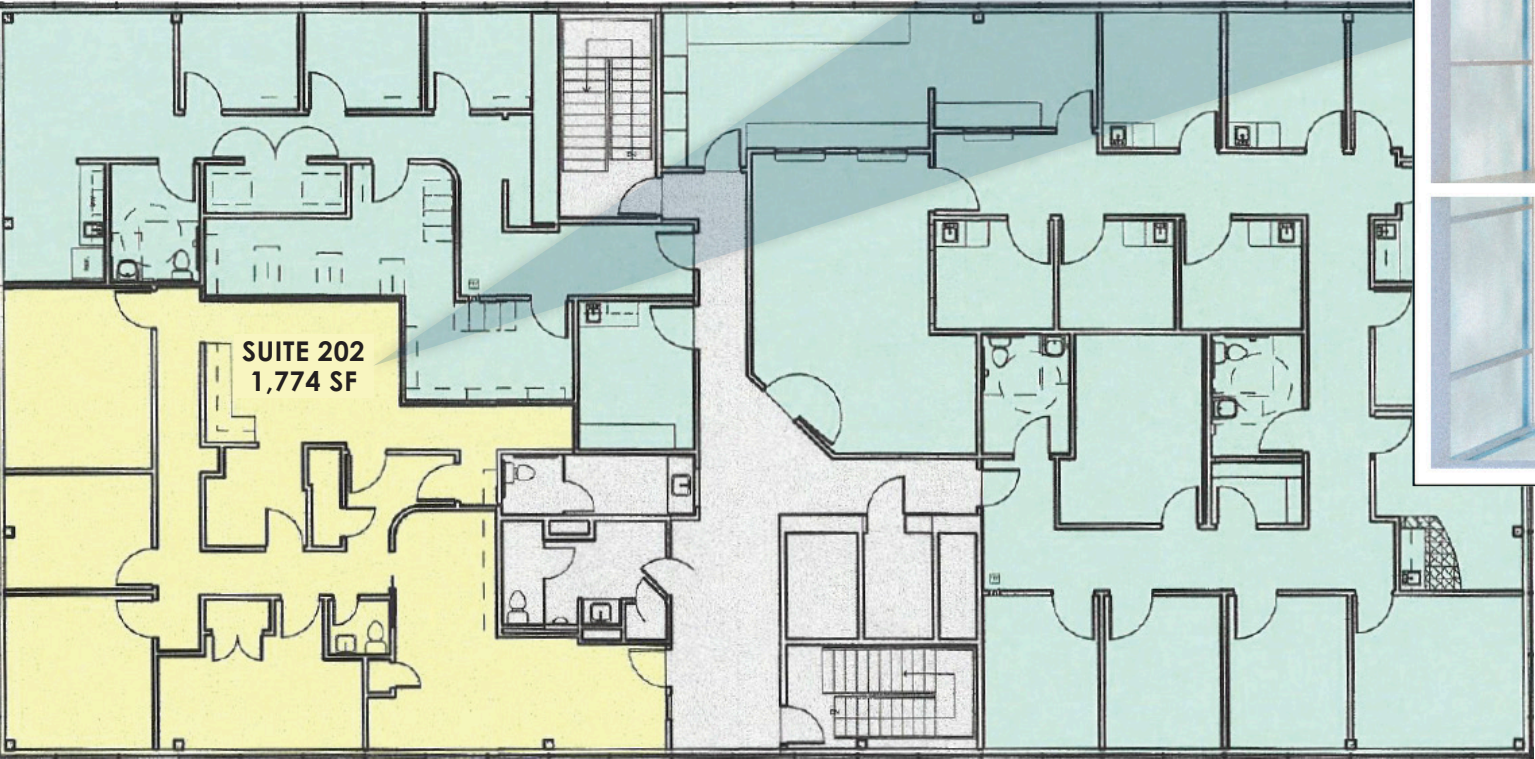
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FLOOR PLANS
SUITE 202 - 1,774 SF

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CURRENT FLOOR PLAN



CONCEPTUAL FLOOR PLAN