

1625 MEDICAL CENTER PT  
COLORADO SPRINGS, CO 80907  
OFFICE/MEDICAL FOR LEASE



Colorado Springs  
Commercial

NEW OWNERSHIP

URGENT CARE

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.

- Centralized location, easy access
- On-site pharmacy
- Ample parking

**New ownership:** MBRE Healthcare is a full-service real estate company that currently owns, manages and leases over 11 million square feet of healthcare properties. MBRE Healthcare is able to leverage a platform that offers high-level expertise, access to capital and a breadth of services that few in healthcare real estate can offer. MBRE Healthcare is one of the country's largest private owners of healthcare facilities.

**AVAILABILITIES:**

Suite 130	1,470 RSF
Suite 150	3,561 RSF
Contiguous	5,031 RSF

Suite 200	4,304 RSF
Suite 210	4,747 RSF
Contiguous	9,051 RSF

Suite 230	2,099 RSF
Suite 240	2,788 RSF
Suite 260	4,334 RSF
Suite 280	3,515 RSF
Contiguous	12,736 RSF

**LEASE RATE:**

From \$19.00/RSF NNN

**EXPENSES:**

\$10.77/RSF (2020 est.)

**TENANT IMPROVEMENTS:**

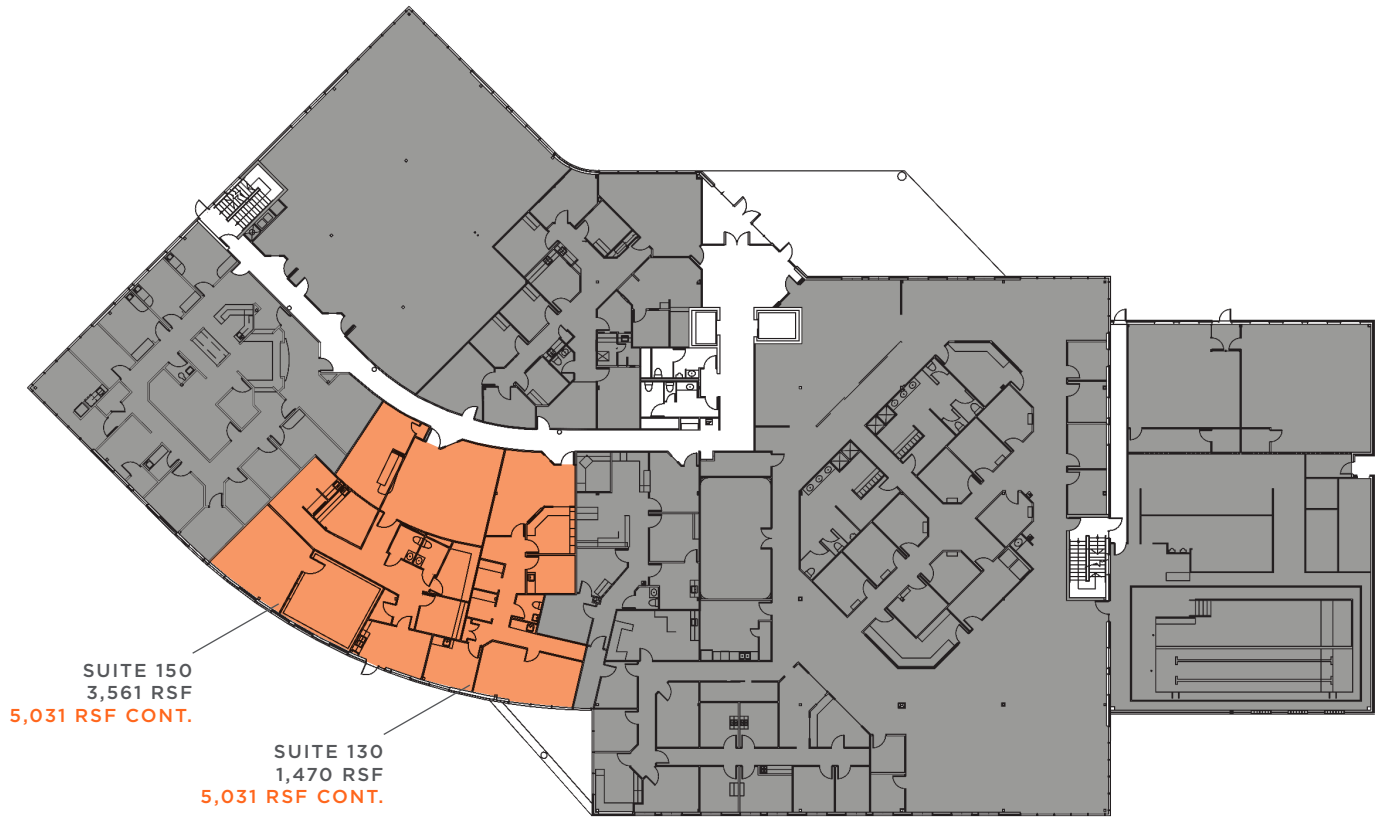
Negotiable

**PARKING:**

5 spaces per 1,000 RSF

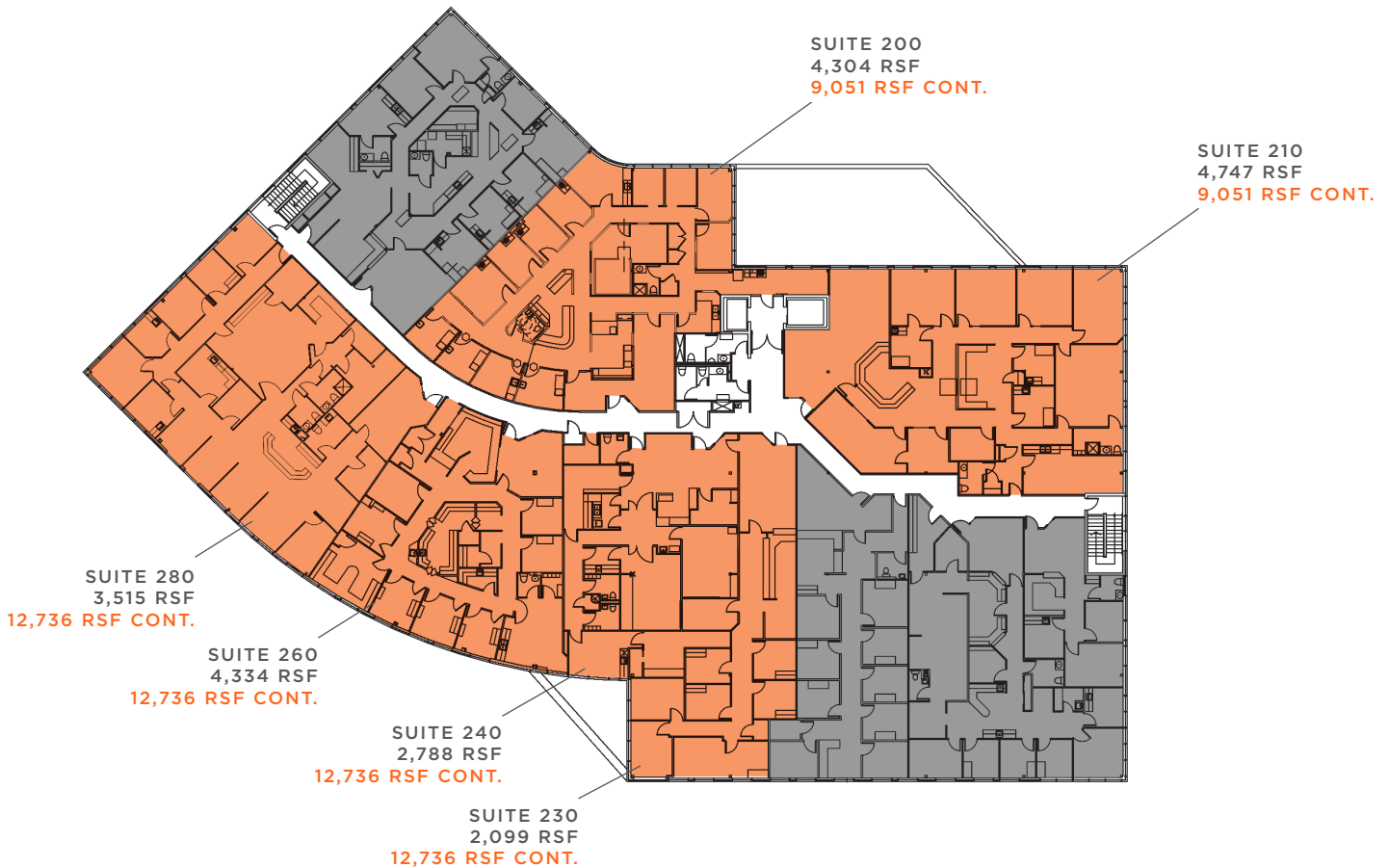
# 1st Floor

1,470 - 5,031 RSF



# 2nd Floor

2,099 - 12,739 RSF



## 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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