

4194 Royal Pine

Briargate - Colorado Springs, CO

CLASS A MEDICAL/URGENT CARE FACILITY



MOB FOR LEASE



Colorado Springs
Commercial

4194 Royal Pine

LOCATION:

Union Boulevard and Powers Blvd

BUILDING SIZE:

12,564 SF

LEVELS:

2

AVAILABLE SPACE:

6,000-12,000 RSF

1st Floor: Clinical Space
Approx. 6,000 RSF
2nd Floor: Admin/Office Space
Approx. 6,000 RSF

LEASE RATE:

1st Floor: \$25.00 per RSF NNN
2nd Floor: \$18.00 per RSF NNN

EXPENSES:

\$8.00/SF (estimate)

PARKING RATIO:

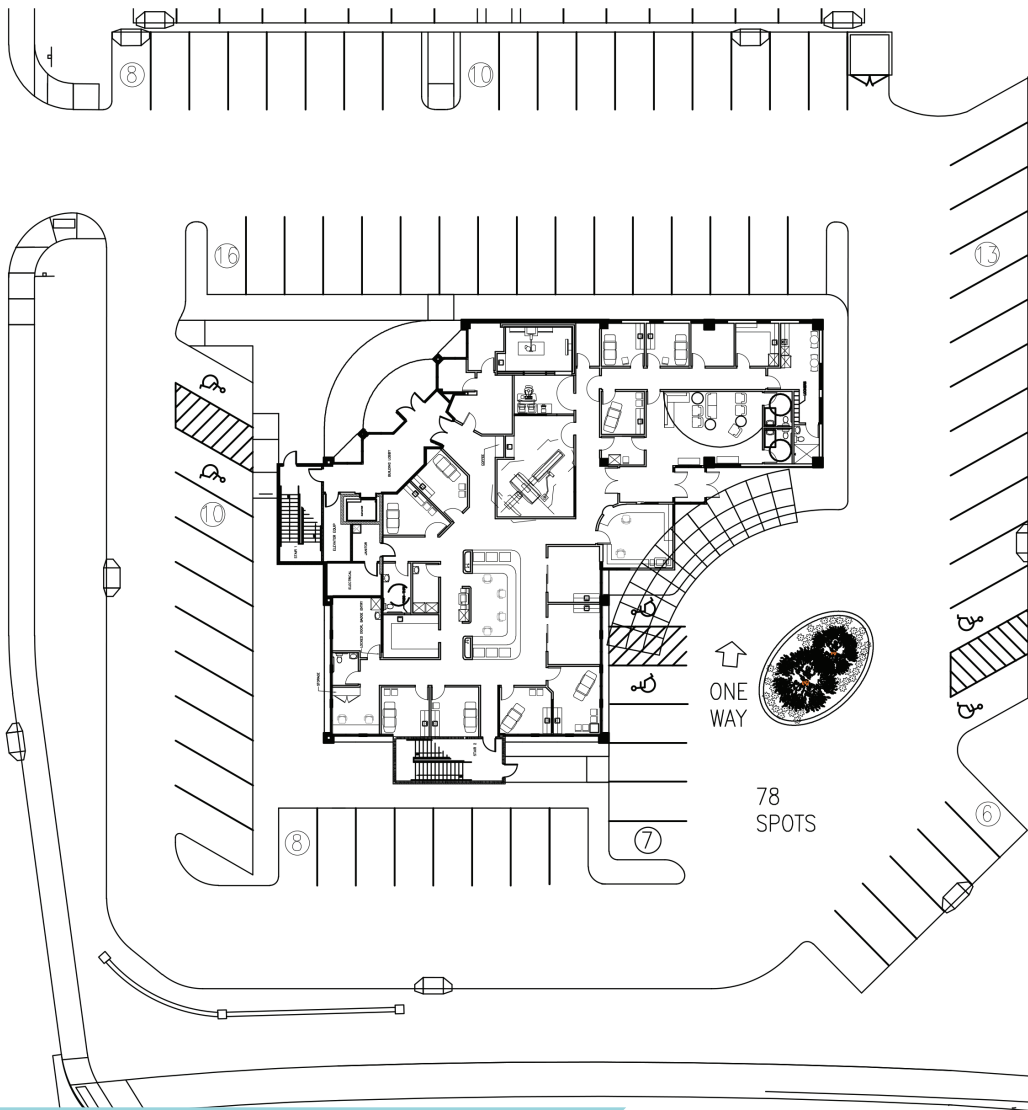
5.00 spaces per 1,000 SF

**YEAR CONSTRUCTED/
YEAR REMODELED:**

2008/2016

TENANT FINISH:

Negotiable



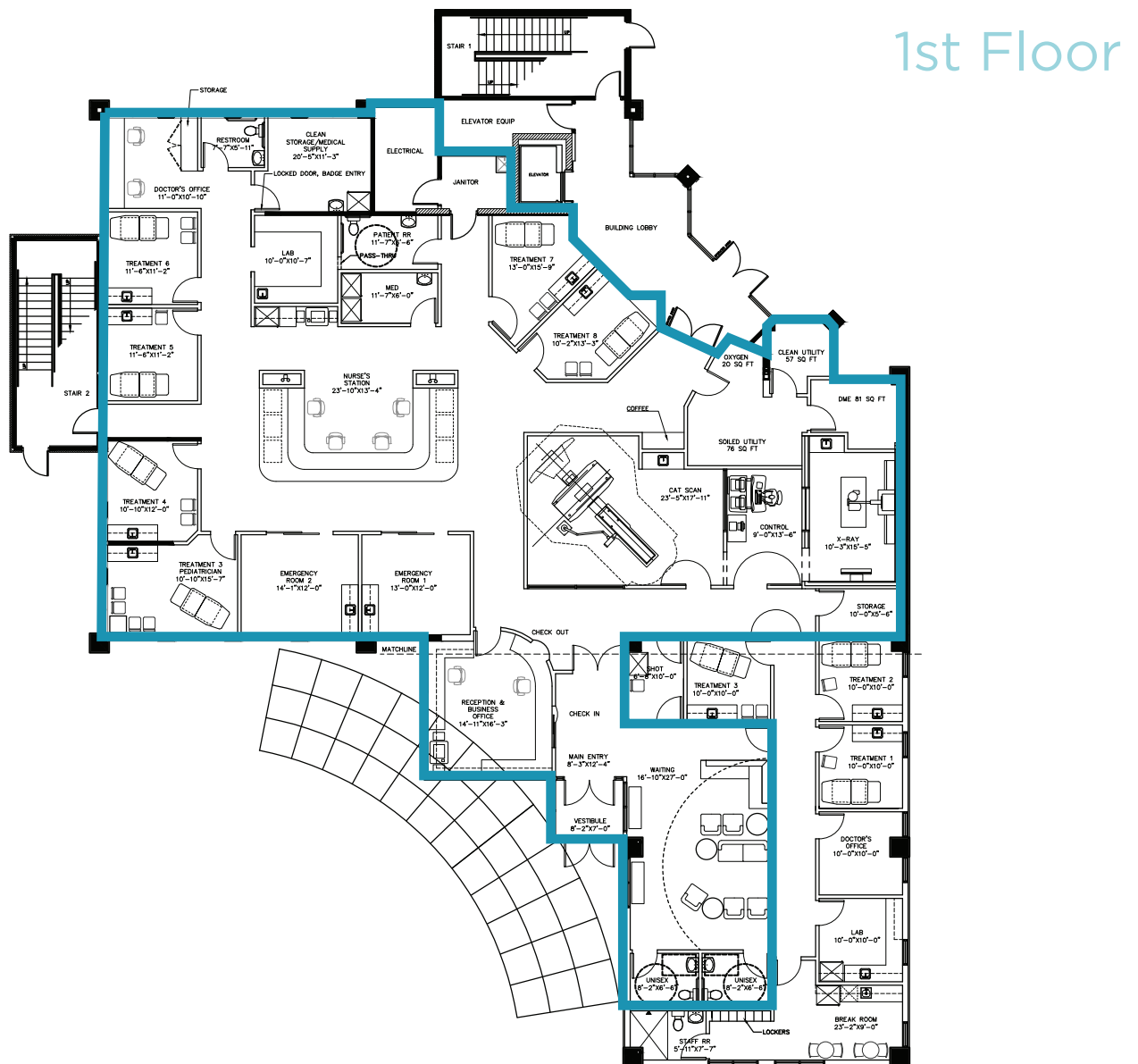
SITE PLAN



1ST FLOOR FULLY BUILTOUT CLASS A MEDICAL/URGENT CARE FACILITY

Existing infrastructure includes:

- Covered patient drop off
- Emergency rooms
- Treatments rooms
- Cat scan room
- X-ray room
- Nurses station
- Multiple restrooms
- Lab
- Adjacent to Memorial North & Children's Hospital
- Up to 4 locations for building signage
- High parking ratio



1ST FLOOR CLINICAL SPACE



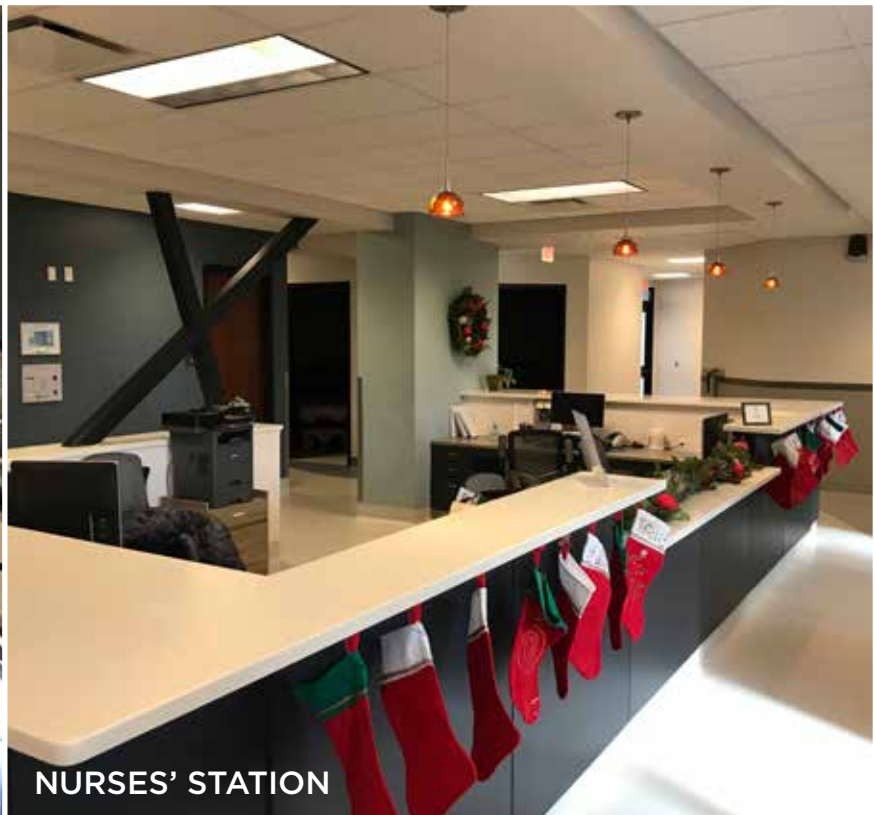
NURSES' STATION



CT SCAN ROOM



LAB



NURSES' STATION

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1ST FLOOR CLINICAL SPACE



LOBBY



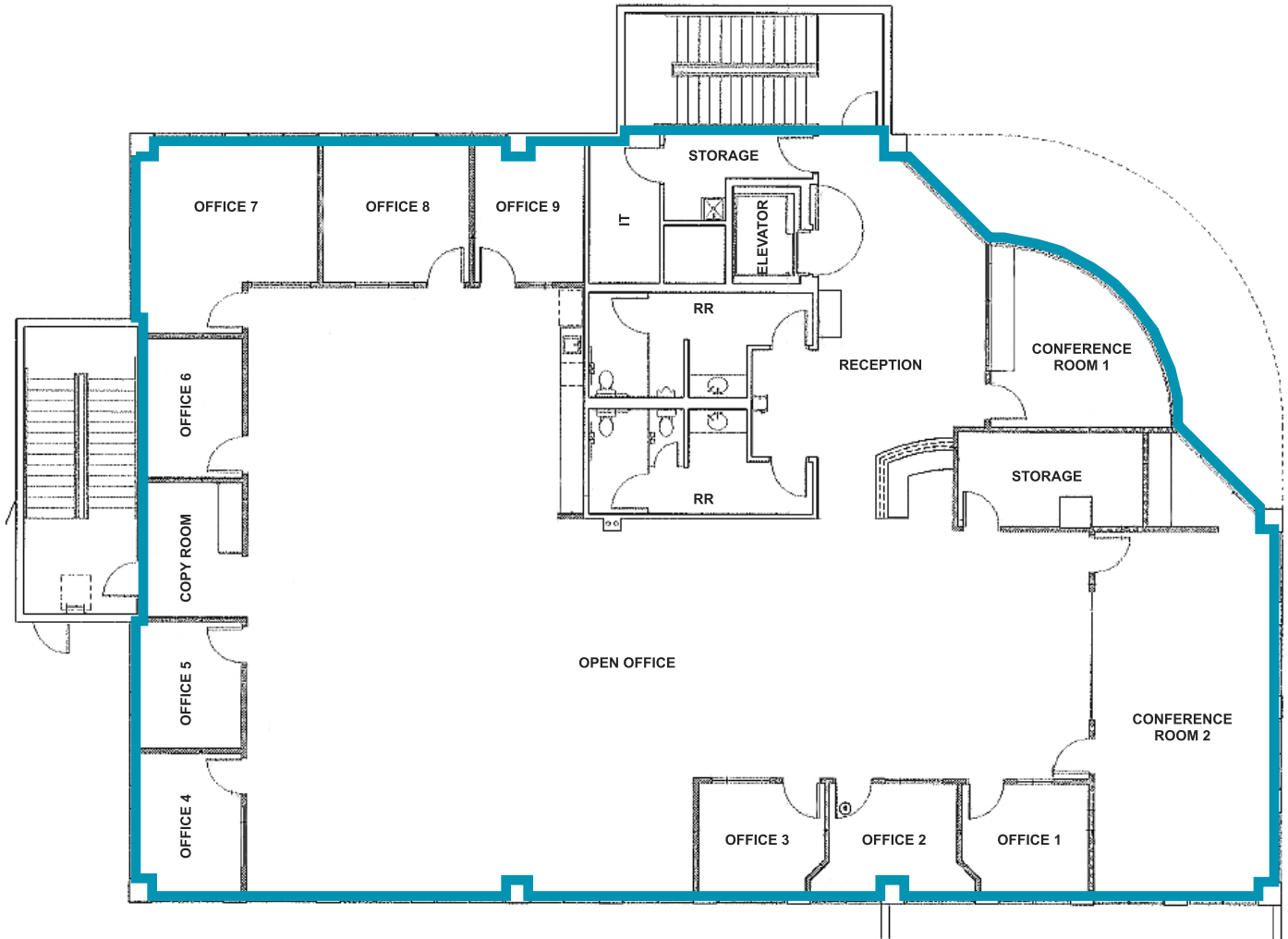
TREATMENT ROOM



EMERGENCY ROOM

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2ND FLOOR ADMIN/OFFICE SPACE



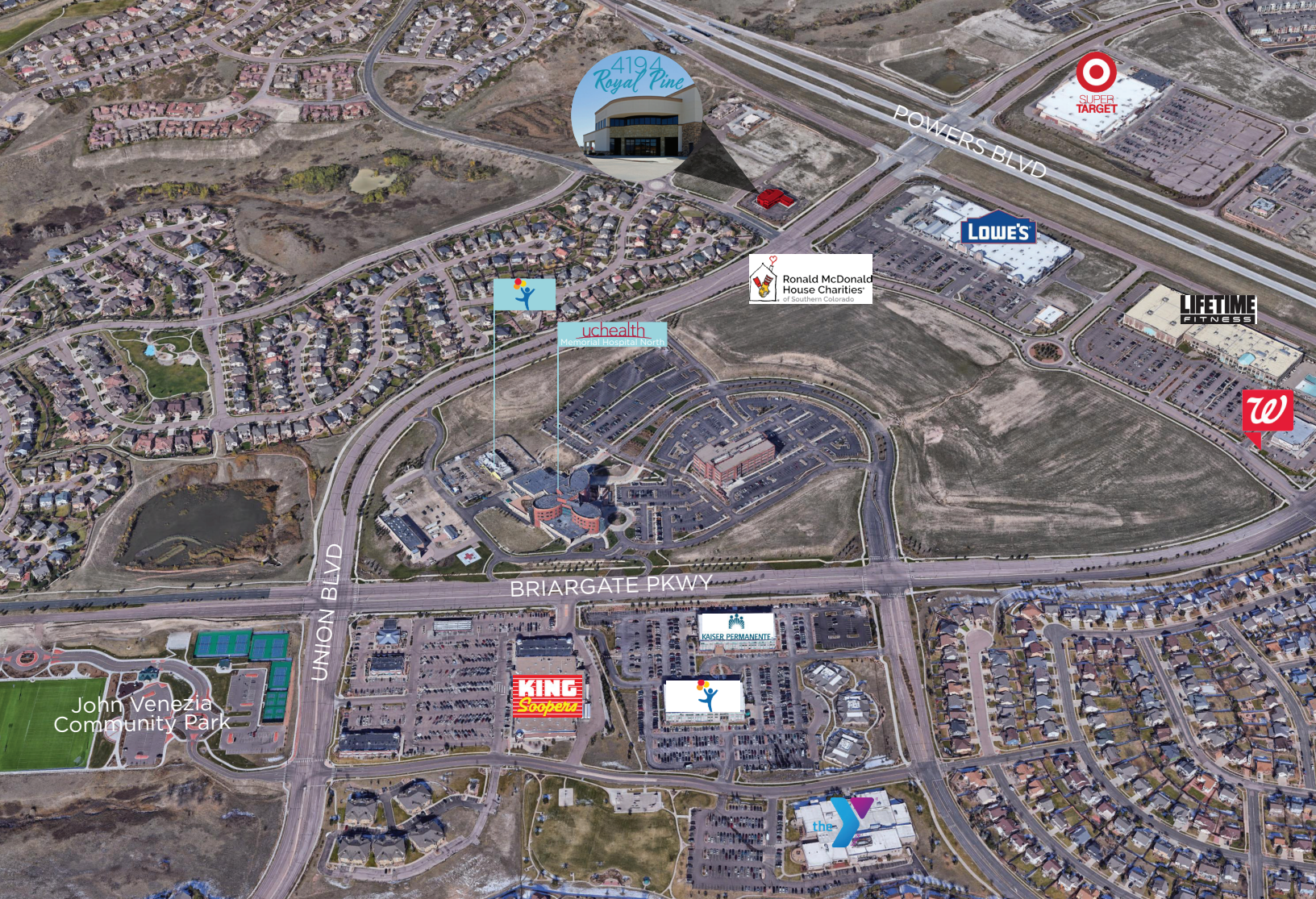
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2ND FLOOR ADMIN/OFFICE SPACE

- Move-in ready 5,760-square-foot Class A office space
- Rare Northeast Colorado Springs location (Powers Blvd. & N Union Blvd.)
- Private dedicated building entrance and personal elevator with direct access to the suite
- Large building signage included
- 2nd floor space with 360-degree views of Colorado Springs
- High parking ratio



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- 2** minutes to the new Children's Hospital
- 2** minutes to UCHealth Memorial North
- 6** minutes to I-25
- 10** minutes to Penrose St. Francis
- 20+** restaurants within a 2 mile radius

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	5,996	66,381	139,120
2024 Population:	6,304	72,181	149,987
Pop Growth 2019-2024:	5.14%	8.74%	7.81%
Households			
2019 Total Households:	1,810	23,195	51,019
HH Growth 2019-2024:	5.25%	9.01%	7.93%
Median Household Inc:	\$131,518	\$106,057	\$90,388
Housing			
Median Home Value:	\$375,139	\$340,128	\$306,797
Traffic			
N Union and N Powers:	34,643 VPD		

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