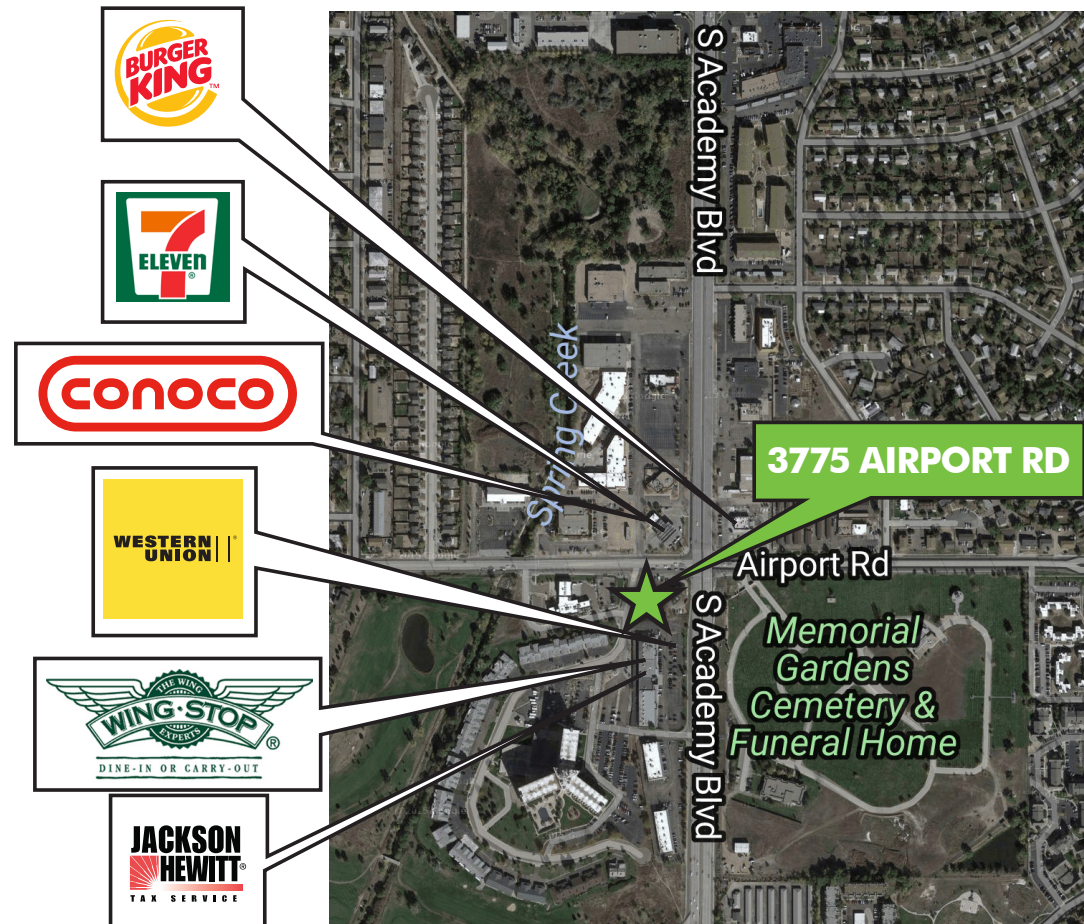


FOR SALE OR LEASE MEDICAL/OFFICE

3775
AIRPORT ROAD
Colorado Springs, CO 80910



LOCATION MAP



CONTACT ME

NICOLA MYERS-MURTY

Vice President
+1 719 471 6042
nicola.myers-murty@cbre.com

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/coloradosprings

CBRE

FOR SALE OR LEASE

MEDICAL/OFFICE BUILDING

3775
AIRPORT ROAD
Colorado Springs, CO 80910



STAND ALONE MEDICAL/OFFICE BUILDING

Established veterinarian clinic property now available for new practitioner or other medical/office user. This property can function with one or two tenants, each with private entrances and rear doors.

- + Sale Price: \$435,000 (\$116/SF)
- + Lease Rate: \$14.00/SF + \$6.14/SF NNN
- + Zoning: C6
- + Building: 3,744 SF | Land Area: 12,904 SF
- + YOC: 1977
- + Parking: 5:1,000 SF



www.cbre.com/coloradosprings

CBRE

FOR SALE OR LEASE

MEDIAL/OFFICE BUILDING

3775
AIRPORT ROAD
Colorado Springs, CO 80910



BUILDING FEATURES

The larger suite consists of a large reception and waiting area, three plumbed exam rooms, doctor's office with private exit, large lab and surgery center, kennel area, large storage room with animal shower, break room and two restrooms. The additional smaller suite, which consists of two connected rooms, can be separate or part of the larger suite.

This one-story property offers a generous parking lot, lighted pole signage and on-building signage. The property is located at the entrance to the Satellite Hotel, a long-established residential and office condominium property that caters to senior residents.



FLOOR PLAN



Veterinary Services in COS 3-5 Mile Radius

- ★ 3775 Airport Road
- 1 1420 N. Academy Blvd
- 2 3660 N Citadel Drive
- 3 507-687 N Academy Blvd
- 4 4335 E Platte Ave
- 5 5280 Edison Ave
- 1 3777 Bradley Road
- 2 3625-3671 Star Ranch Road
- 3 1670 E Cheyenne Mountain Blvd
- 4 2160 Southgate Road
- 5 45 E Old Broadmoor Road
- 6 115 W Ramona Ave
- 7 960 Pico Point
- 8 21 W Cimarron Street
- 9 1635-1645 W Uintah Street
- 10 1010 E Fillmore St
- 11 3515 American Drive
- 13 4323 Austin Bluffs Parkway
- 12 3901 Siferd Blvd
- 14 5629 Constitution Ave
- 16 5829-5961 Constitution Ave
- 16 2945-2985 New Center Point

