

NORTHCARE AT ST. FRANCIS

6071 EAST WOODMEN ROAD, COLORADO SPRINGS, CO



MOB FOR LEASE



HEALTHCARE
REALTY



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



NORTHCARE AT ST. FRANCIS

Colorado Springs, CO 80923

LOCATION:

SE corner of Woodmen & Powers, adjacent to the 450,000 SF St. Francis Medical Center

BUILDING SIZE:

85,250 RSF

LEVELS:

4

AVAILABLE SPACE:

Suite 220: 2,620 RSF

Suite 425: 5,671 RSF

LEASE RATE:

Market, call brokers

EXPENSES:

\$11.07 per RSF (2019 estimate)

PARKING RATIO:

5 spaces per 1,000 RSF

Private physician parking

YEAR CONSTRUCTED:

2008

Enclosed **fourth floor sky bridge** to Penrose St. Francis Hospital, named America's 50 Best Hospitals™ for 10 years in a row (2008 - 2017) by Healthgrades®, one of only 6 hospitals in the country to receive this award in the past 10 consecutive years

WiFi access, med gas and air room and emergency generator

Central to Colorado Springs' greatest population growth

Award-winning design and Class-A interior

Private physician parking and covered patient entrances

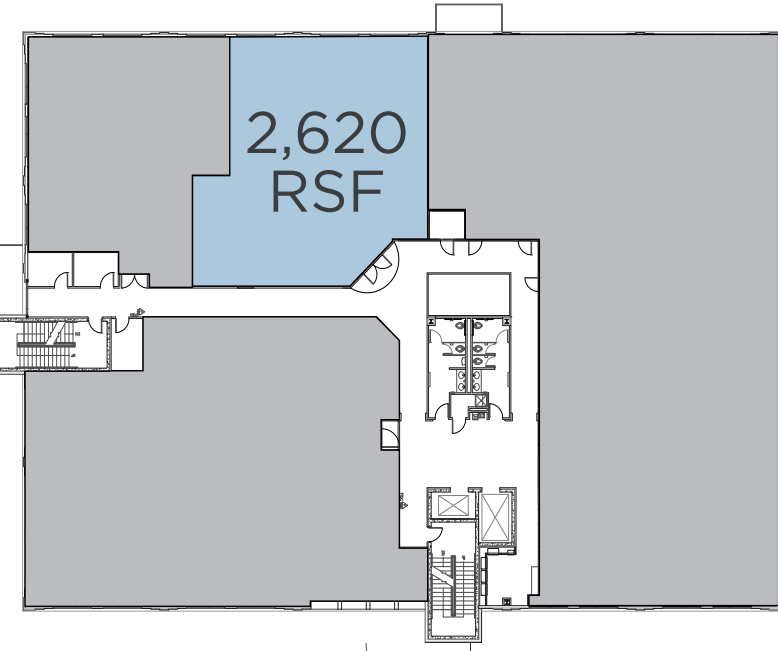
Building common conference room

Building engineer on site

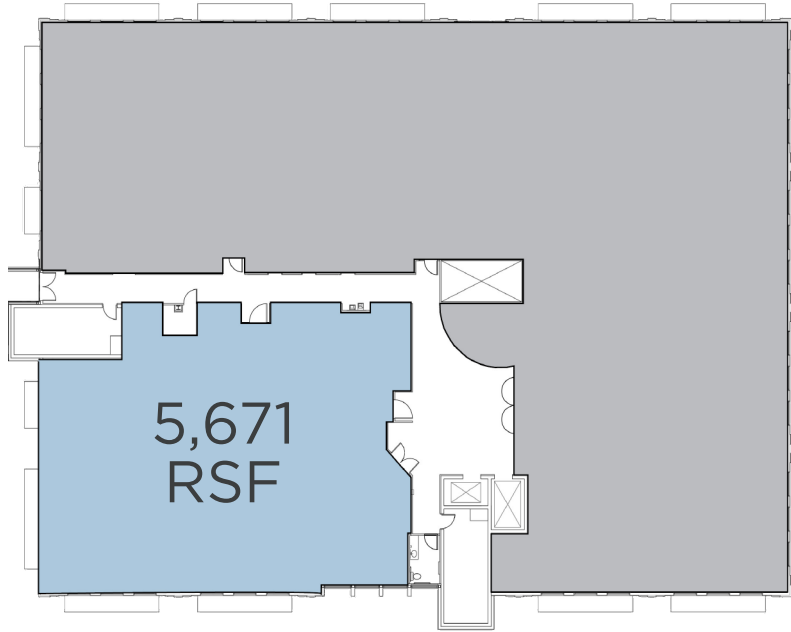
On-site pharmacy



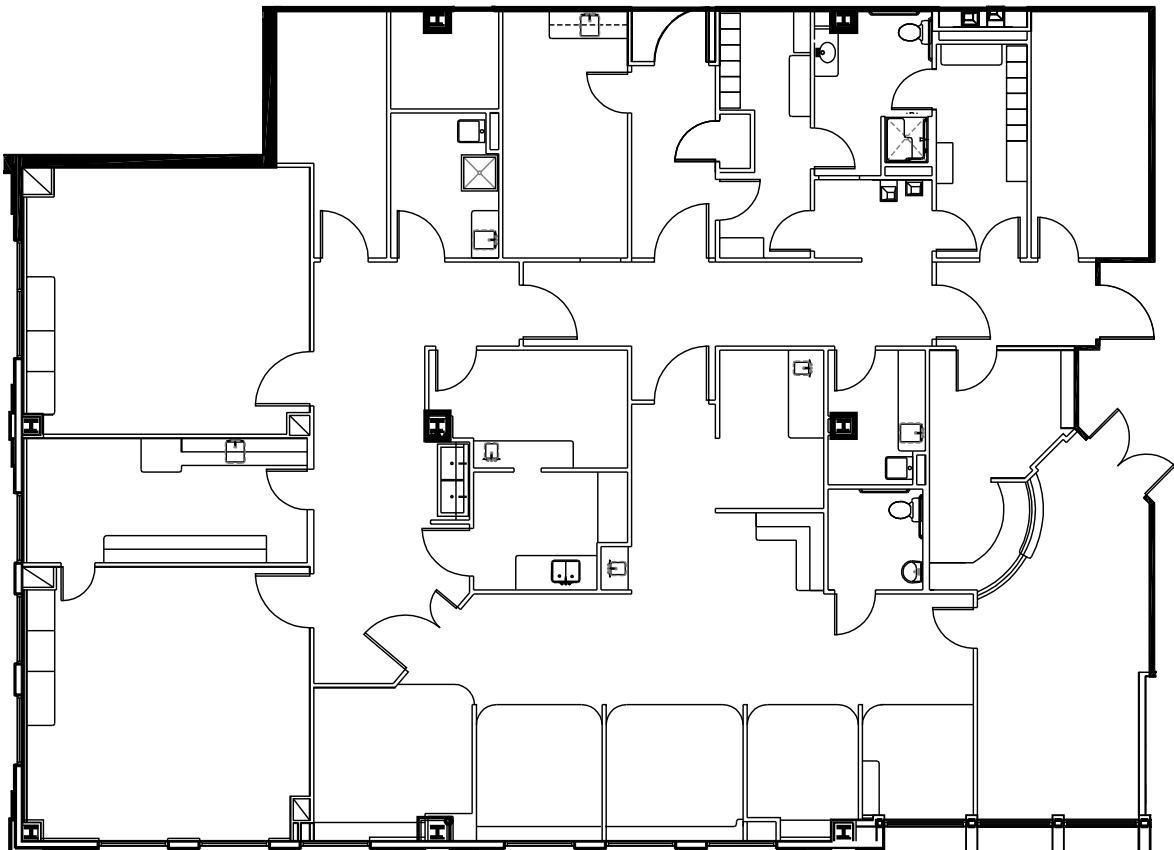
2nd Floor



4th Floor



Suite 425





EXCLUSIVE LEASING AGENTS

PETER SCOVILLE
Principal
+1 719 330 8339
pscoville@coscommercial.com

GREG PHANEUF
Principal
+1 719 339 9062
gphaneuf@coscommercial.com



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

2 N Cascade Avenue, Suite 720 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

©2019 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.