

PIKES PEAK MEDICAL CENTER

2504 E PIKES PEAK AVE

FOR SALE / FOR LEASE



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PIKES PEAK MEDICAL CENTER

2504 E PIKES PEAK AVE

AVAILABLE SPACE:

Suite 301: 2,149 RSF (Office/Medical Office)
Suite: 302: 2,317 RSF (Fully Built-out Dental Office)

LEASE RATE:

Call Broker for More Information

SALE PRICE:

Call Broker for More Information

LOCATION:

NEC E. Pikes Peak Ave. & N. Parkside Dr.

BUILDING SIZE:

23,936 SF

NUMBER OF LEVELS:

3

EXPENSES:

\$7.47 per RSF (2019 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

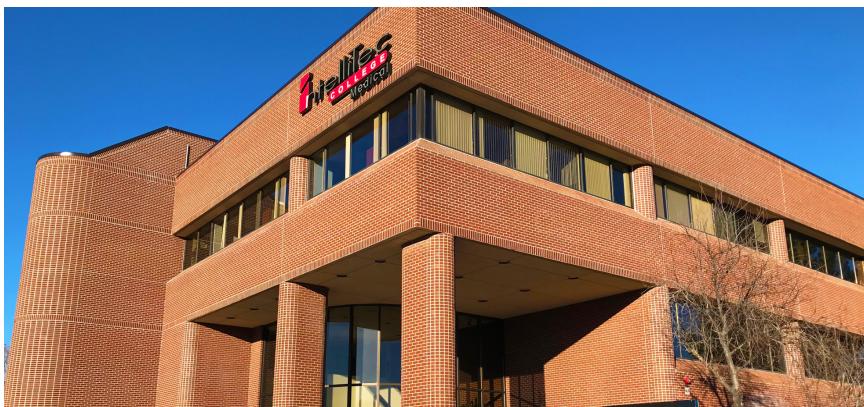
4 spaces per 1,000 RSF

YEAR CONSTRUCTED:

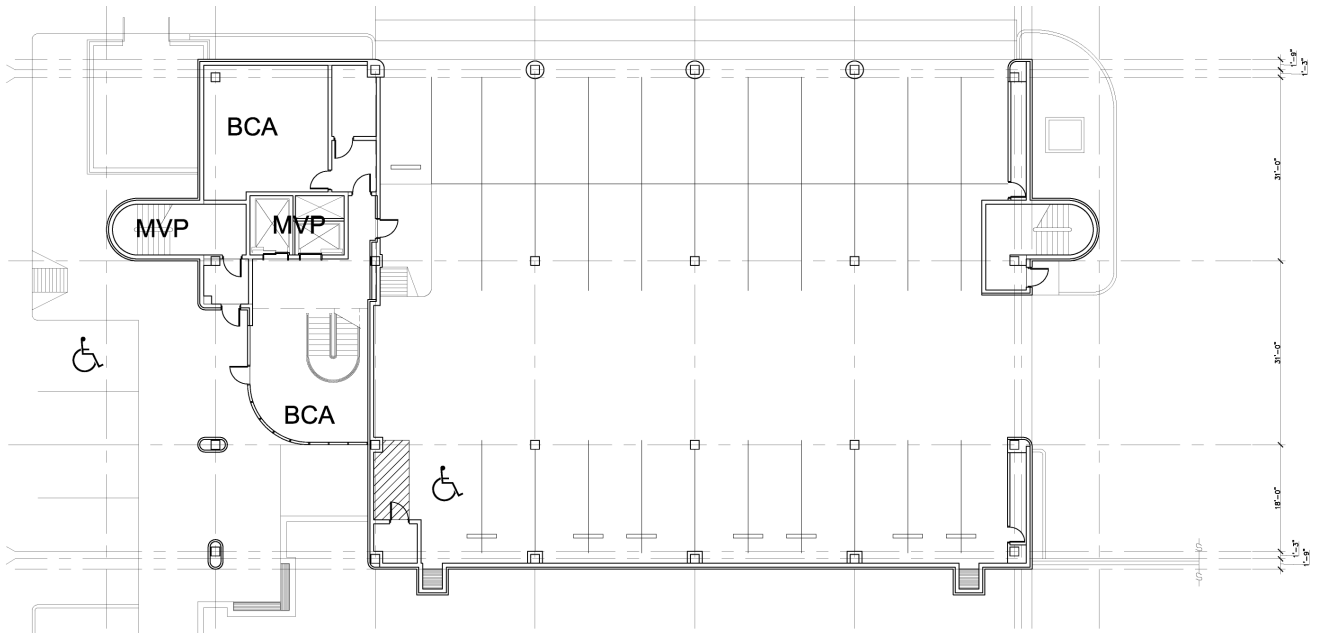
1985

FEATURES:

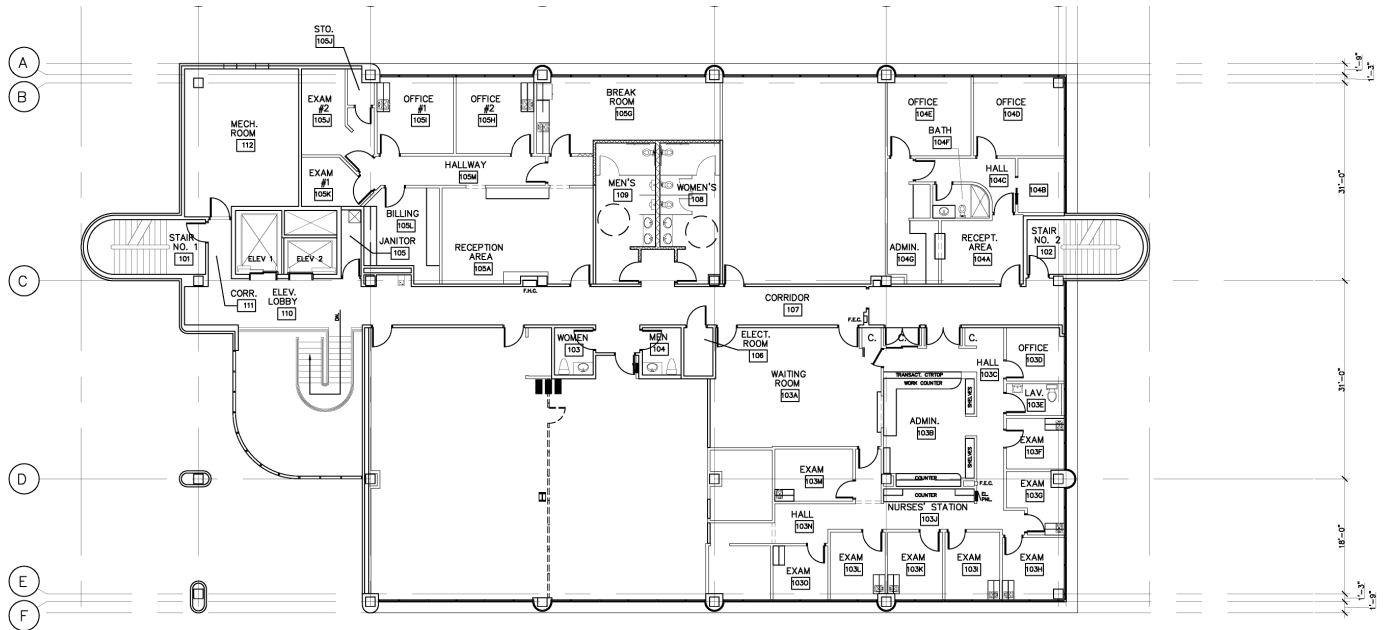
Located in the Strong Printers Park Medical Submarket
32 Covered Parking Spaces
New Roof 2017
2 Elevators
Large Monument Sign



FIRST FLOOR:

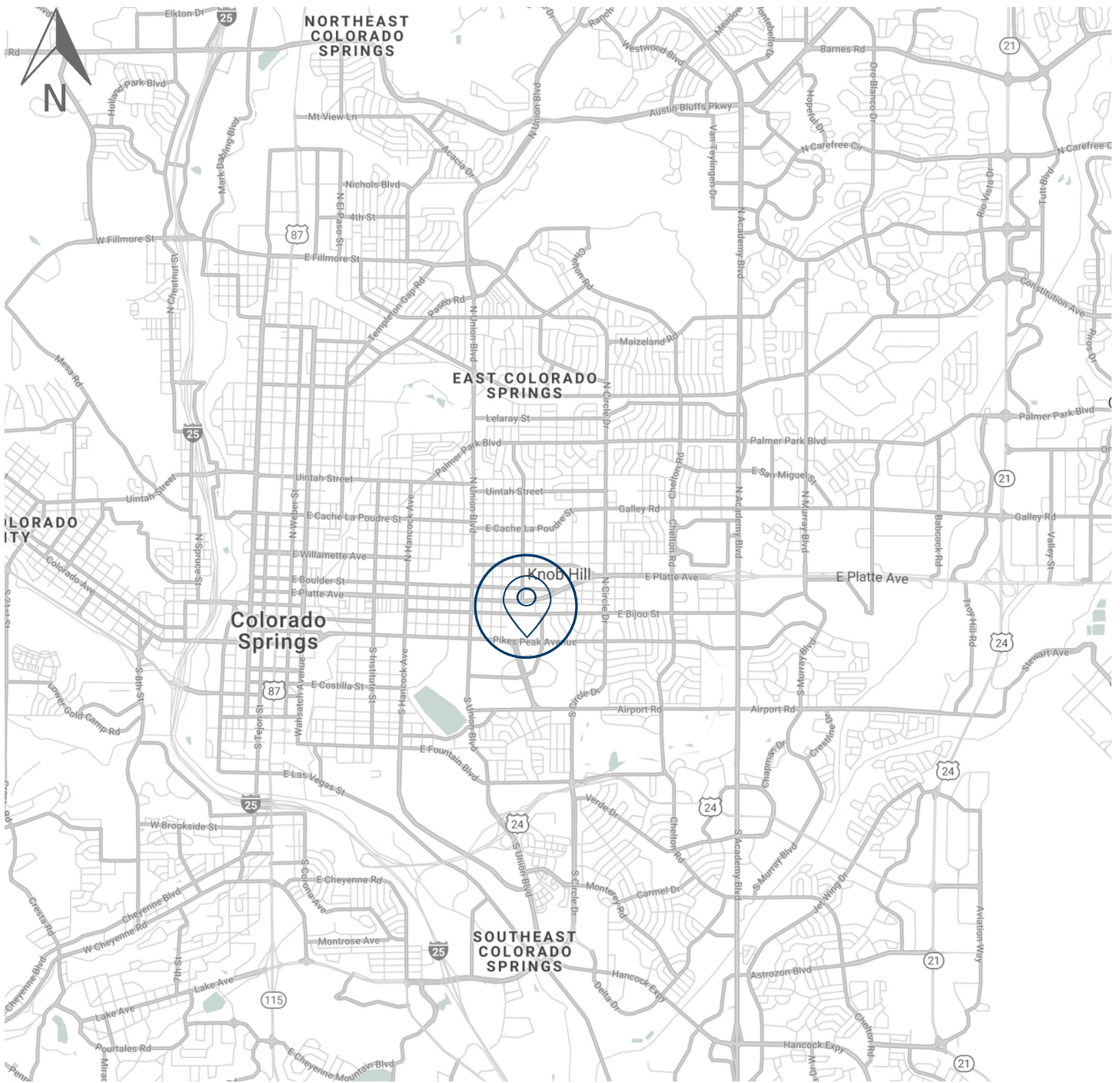


SECOND FLOOR:



THIRD FLOOR:





55 minutes to Denver



10 minutes to I-25



15 minutes to Colorado Springs Airport



5 minutes to Downtown Colorado Springs

EXCLUSIVE LISTING AGENT

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Director

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