

# For Lease

## Medical Center at Powerwood

7435 Sisters Grove



### Medical Office Building Preleasing Opportunity:

Woodmen and Tutt Development is offering a unique preleasing opportunity to Colorado Springs healthcare professionals. One of the area's most advanced medical office buildings is now preleasing next to the St. Francis Medical Center.

### Highlights:

LEEDS certified, Class A interior and finish, adjacent to St. Francis Medical Center, private physician parking, WiFi access, and electronic card key access.

### Location:

Woodmen and Tutt, adjacent to St. Francis Medical Center. Over 144,000 new residents are expected in the area by 2020.

### Increased Patient Volume:

Increase physician's productivity, profitability and referral base by providing maximum convenience for medical professionals and the residents they serve now and in the future.



St. Francis Medical Center

### General Preleasing Overview:

- 3-story Medical Office Building – 60,000 SF / LEEDS Certified
- Office Class – A
- Parking - 5:1000 per rentable square feet / Private Physician Parking
- Hospital Access – Adjacent to St. Francis Medical Center
- Quick access to Powers Blvd. and I-25

# Palmer McAllister

No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

104 S. Cascade Ave, Suite 210, Colorado Springs, CO 80903, 719-630-2222

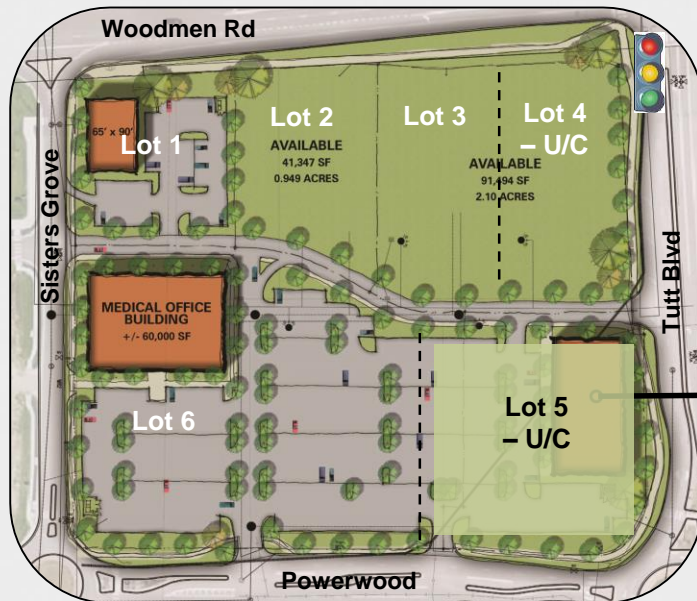
# For Lease

# Medical Center at Powerwood

7435 Sisters Grove

### Leasing Information:

Lease Rate:	Call Broker for Details
Estimated Operating Expenses:	\$8.50 per rentable square foot (2013 estimate)
Tenant Improvements:	\$45.00 per rentable square foot
Term of Lease:	5 to 10 years



For more information please contact:

**GARY HOLLENBECK**

Principal

(719) 630-2222

ghollenbeck@palmer-mcallister.com

# Palmer McAllister

No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

104 S. Cascade Ave, Suite 210, Colorado Springs, CO 80903, 719-630-2222