

# Office/Medical Now Preleasing

## Union Medical Plaza Colorado Springs, Colorado

40,000 SF



UNION MEDICAL PLAZA | CONCEPTUAL RENDERING

SEM

**Medical Office Building Preleasing Opportunity:** Woodmen and Tutt Development is offering a unique preleasing opportunity to Colorado Springs healthcare professionals.

**Location:** Colorado Springs most well established medical campus located next to the Audubon Medical Center and Union Medical Campus on the Northwest corner of N. Union and N. Circle Drive.

### 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.

### Leasing Information:

Building Size:	40,000 SF
Lease Rate:	Market
Expenses:	\$8.50 per rentable square Ft.
Tenant Improvements:	Negotiable
Term of Lease:	5 to 10 years

### General Overview:

- 2-Story Medical Office Building
- Office Class – A –Centrally located
- Parking – 5:1000 per rentable square feet
- Easy Access to I-25
- Hospital Access – 2.0 miles to Penrose Hospital  
3.0 miles to Memorial Hospital
- Pads available – 3+ AC, \$10.00 PSF

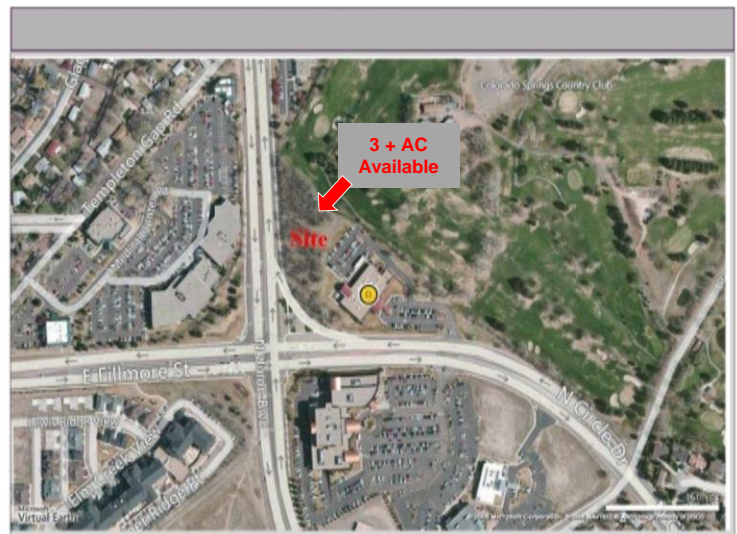
For more information please contact:

**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

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Now Preleasing**

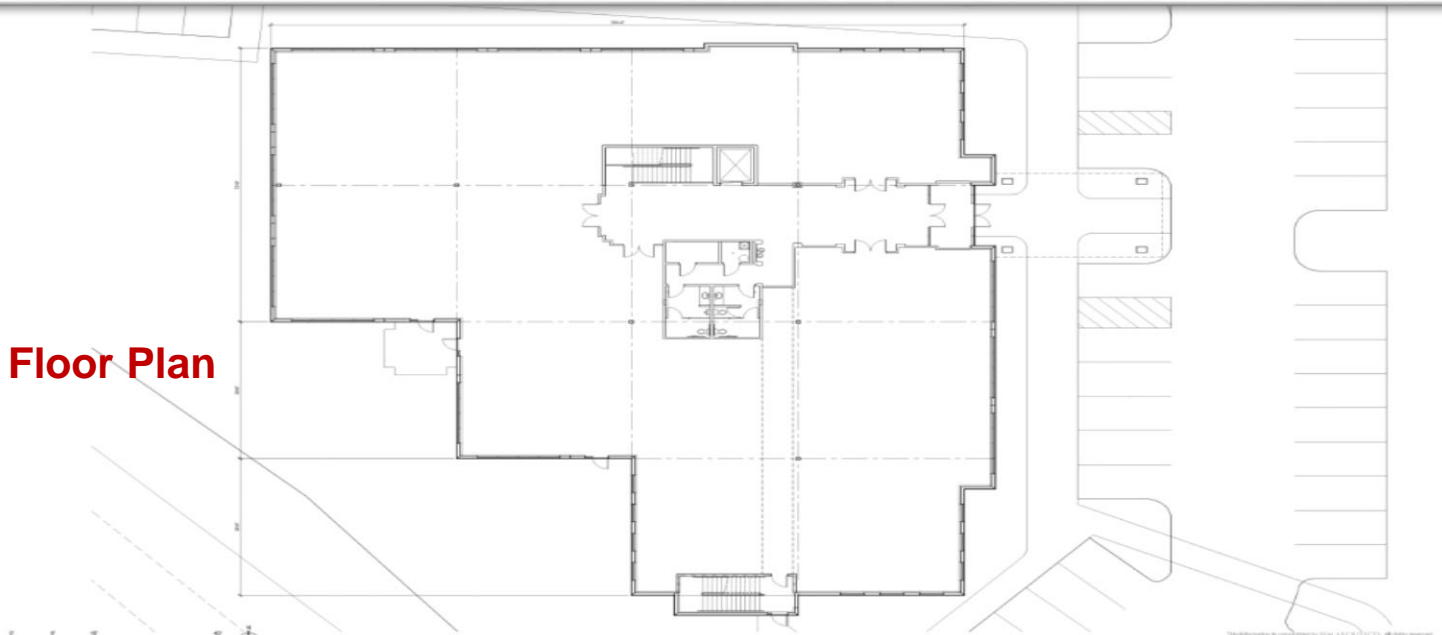
## Site Plan



UNION MEDICAL PLAZA | CONCEPTUAL SITE PLAN  
COLORADO SPRINGS, COLORADO | FEBRUARY 10, 2010 | WESTFIELD COMPANY INC.

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ARCHITECTS

## Floor Plan



UNION MEDICAL PLAZA | 1st FLOOR PLAN  
COLORADO SPRINGS, COLORADO | FEBRUARY 10, 2010 | WESTFIELD COMPANY INC.

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