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Medical/Dental Office Space For Sale/Lease

Parkmoor Professional Building
Colorado Springs, Colorado

10,265 SF Available
Ground Floor



FEATURES:

- Highly visible property offers excellent access from N Academy
- Monument signage
- Ideally situated catty corner from *future* Peak Vista Community Health Center (former Penrose Community Hospital)
- 50,000 cars per day pass this intersection.

TENANT FINISH: Negotiable

LOCATION: 3100 North Academy Boulevard southwest corner of N Academy and Parkmoor Village

DESCRIPTION: Property is comprised of a two-story building with excellent visibility.

AVAILABILITY: Suite 101	771 sq. ft.	Office
Suite 103	1,627 sq. ft.	Dental
Suite 105	985 sq. ft.	Office
Suite 109	1,132 sq. ft.	Office
Suite 113	1,396 sq. ft.	Dental
Suite 115	2,835 sq. ft.	Medical
Suite 211	2,354 sq. ft.	Medical

LEASE RATES: From \$8.75 per sq. ft., NNN
Estimated 2011 Operating Expenses: \$5.86/SF

SALE PRICE: \$1,950,000.00—\$90.00/SF

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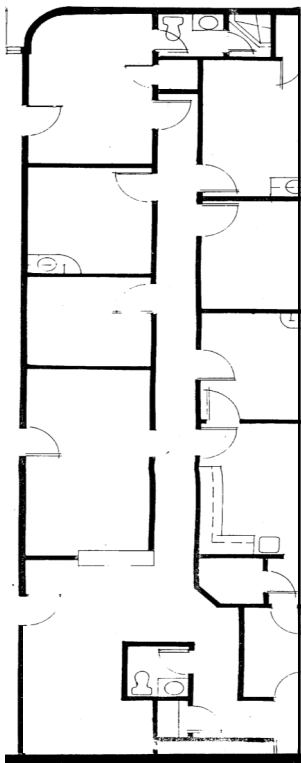
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Parkmoor Professional Building Aerial Map

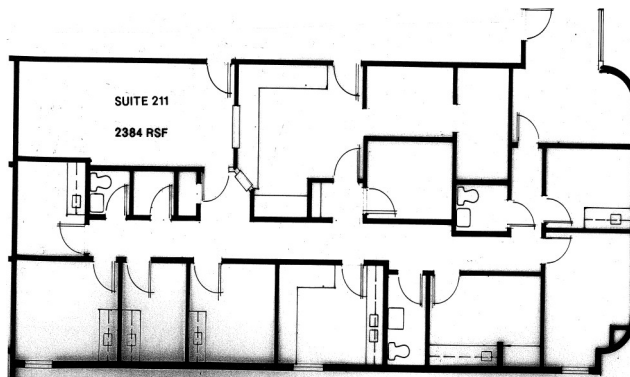


Floor Plans

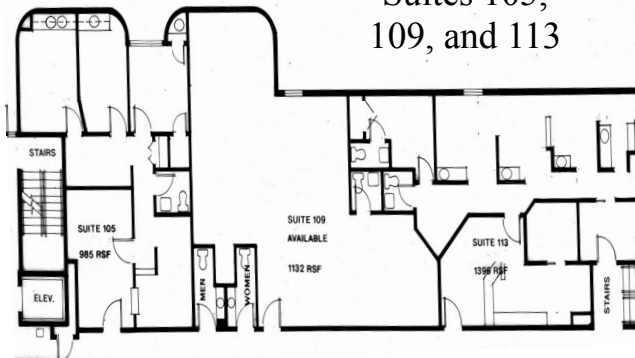
Suite 115



Suite 211



Suites 105,
109, and 113



Suites 101 & 103

