



FOR LEASE OR SALE

Class A Medical Space Printers Parkway

3245 International Circle

Colorado Springs, CO 80910

IDEAL FOR AN OWNER-USER LOOKING TO PURCHASE A MULTI-TENANT BUILDING.

Year Built:

1997

Building:

12,000 SF

Parking:

5:1,000

Lease Rate:

\$13.00-15.00/SF, NNN

Operating Expenses:

\$7.50/SF

Term:

3-10 Years

Signage:

Monument Signage Available

Sales Price:

\$1,900,000



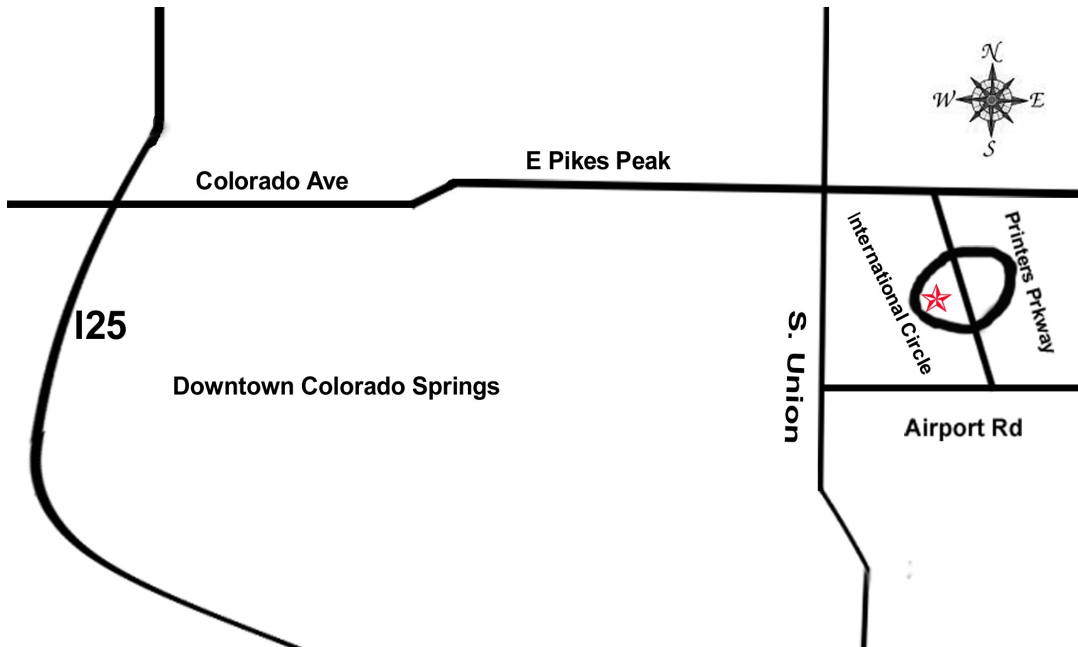
Features

- One of the most distinguished medical campuses in Colorado Springs.
- First Floor: 1,687 SF
- Second Floor: Up to 6,000 SF
- Well established Printers Parkway location is ideal for a medical user
- Great views with lots of light

TED T. LINK

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 625 North Cascade Avenue #120
 Colorado Springs, CO 80903
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 www.cascadecommercial.net

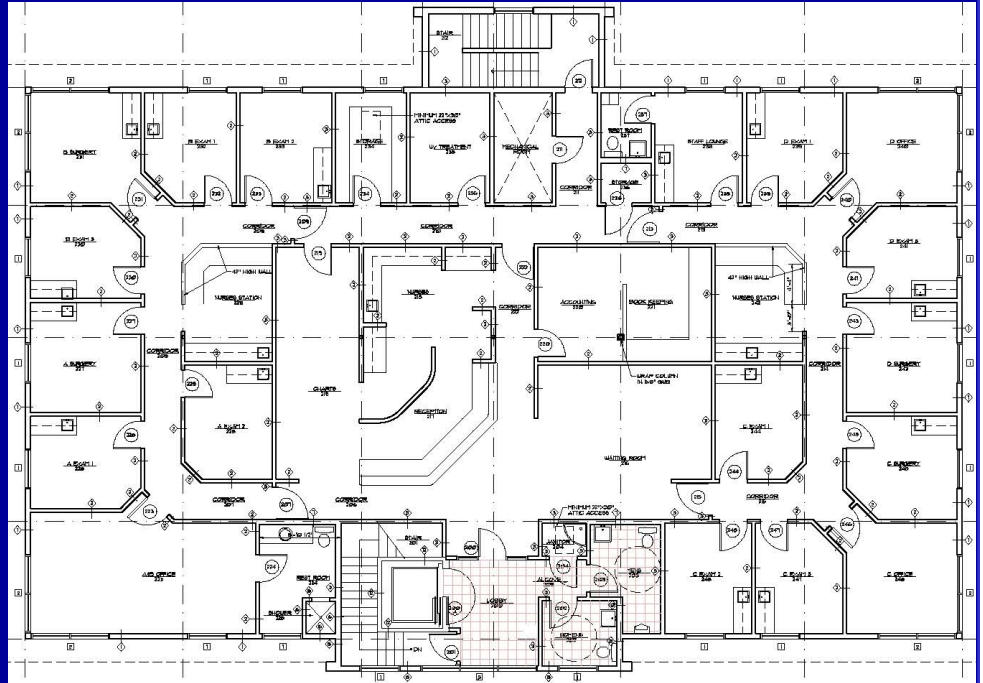
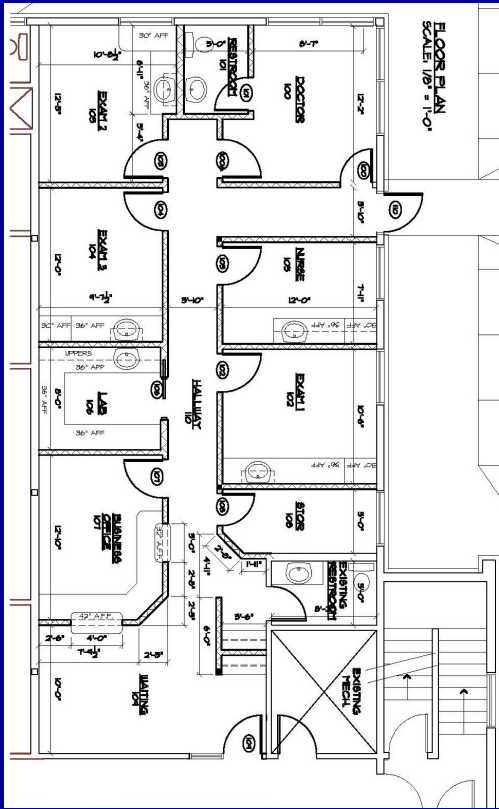




Floor Plans

1st floor: 1,687 SF

2nd floor: 6,000 SF



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