



PROPERTY INFORMATION - FOR LEASE

Gross Building Area: 24,080 SF

Parking Ratio: 4 / 1,000 SF

Zoning: PIP1

Year Built: 2005

Available Space: 2nd Floor

Suite 215: 1,770 RSF (approx.)

Base Lease Rate: \$20 per SF

NNN: \$11.95 per SF (2024)

PROPERTY HIGHLIGHTS

- High Income Area with ample commercial growth
- Adjacent to the rapidly developing northern Colorado Springs Market.
- Easy access to and from of I-25
- 5 to 10 minutes away from major thoroughfares in Colorado Springs
- Surrounded by retail & fast food restaurants

Area Demographics:	1 Mile	3 Mile	5 Mile
Population	6,498	30,418	75,980
Average HH Income	\$141,967	\$139,782	\$130,312
Average Age	34	35	35

Roger Hernandez

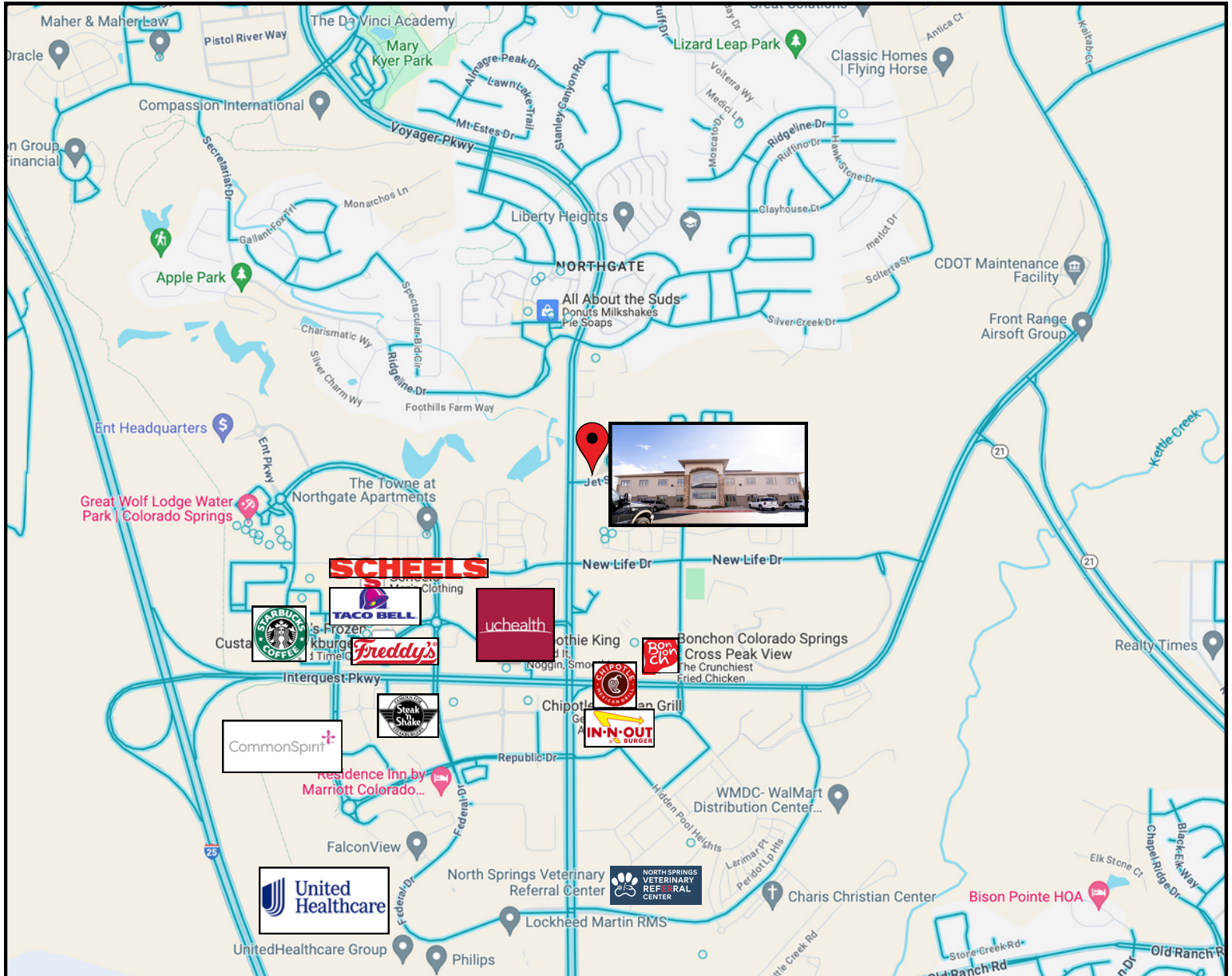
roger@healthcarebusinessrealty.com

(719) 339-9007

P.O. Box 1311, Monument, CO 80132

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Map View



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For Lease

Medical Office Space

1710 Jet Stream Drive, Colorado Springs, CO

Suite 215



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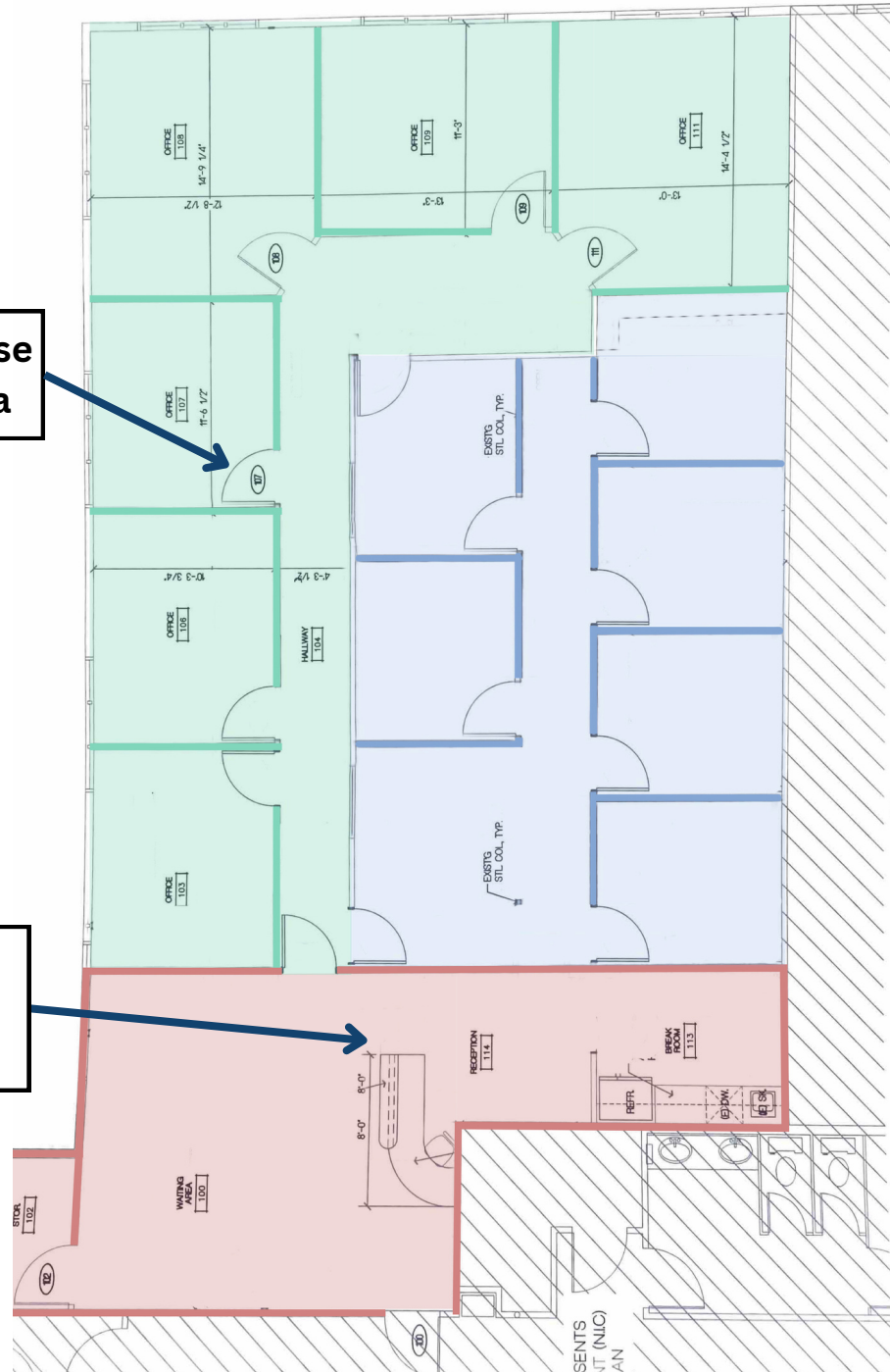
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Available Space for Lease
Green Highlighted area

Shared
Reception/Kitchenette
Red Highlighted area



EXIST'G/ PROPOSED MAIN FLOOR PLAN

SCALE 1/4"=1'-0"



GENERAL DEMOLITION NOTES

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