

Medical Offices For Lease

550 W. Hwy 105
Monument, CO 80132



BUILDING FEATURES	
Building Size	9,920 SF
Available Space	699 SF & 1,525 SF
Lease Rate NNN	Call Broker
Insurance	\$0.53 PSF
Taxes	\$3.16 PSF
Maintenance & Repairs	\$0.67 PSF
Utilities	Proportionate Share

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2020 Population	3,895	23,295	39,299
Households	1,472	8,443	13,896
Avg HH Income	\$101,069	\$120,732	\$125,119

Combined Traffic Count	
Hwy 105 / 3rd St. S	17,897 VPD

*Sourced by CoStar

JOIN THIS PROMINENT MEDICAL CENTER

The building is situated in the affluent Monument/Tri-Lakes area and is conveniently located off of I-25. It has excellent visibility from the frontage road - Hwy 105 and I-25. Other respected medical offices in the building include the Monument Clinic - Family Practice, Spa Medica, and Colorado ENT & Allergy. It is part of a Safeway anchored center and surrounded by these fellow retailers:

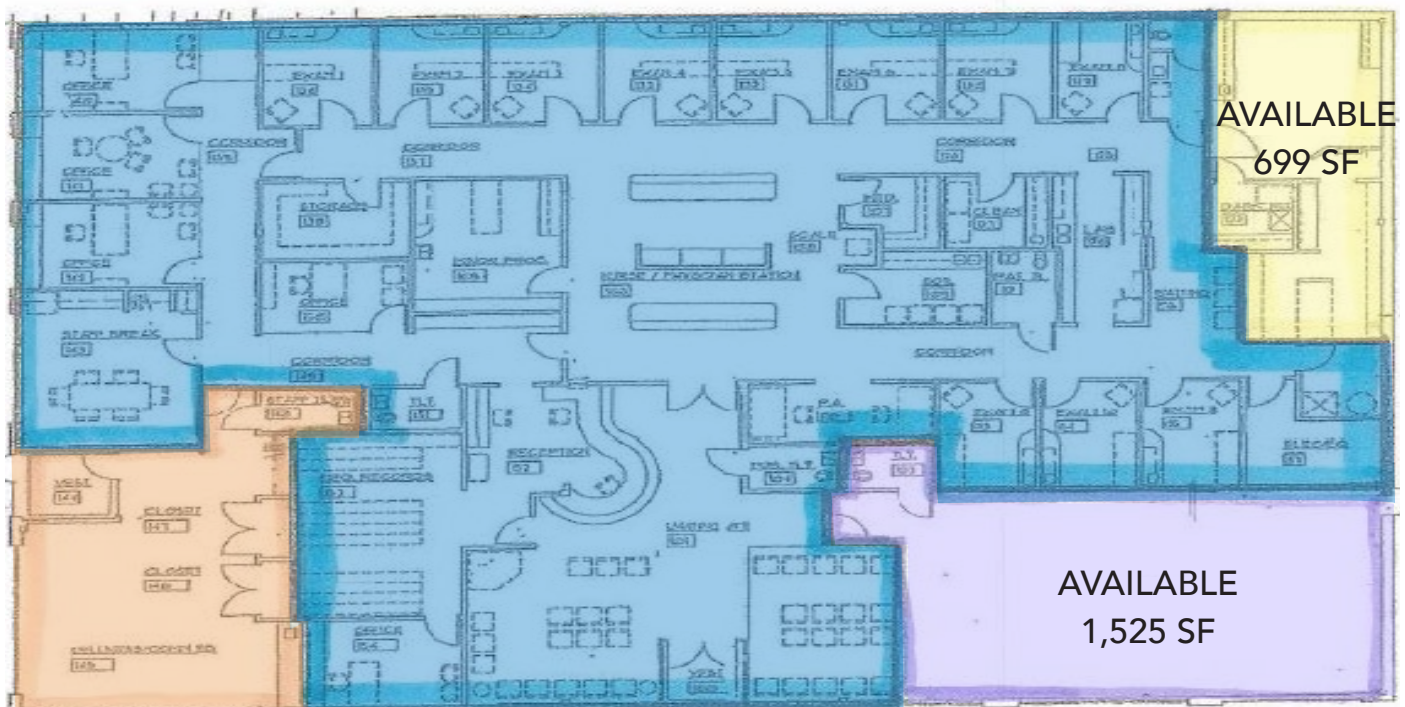
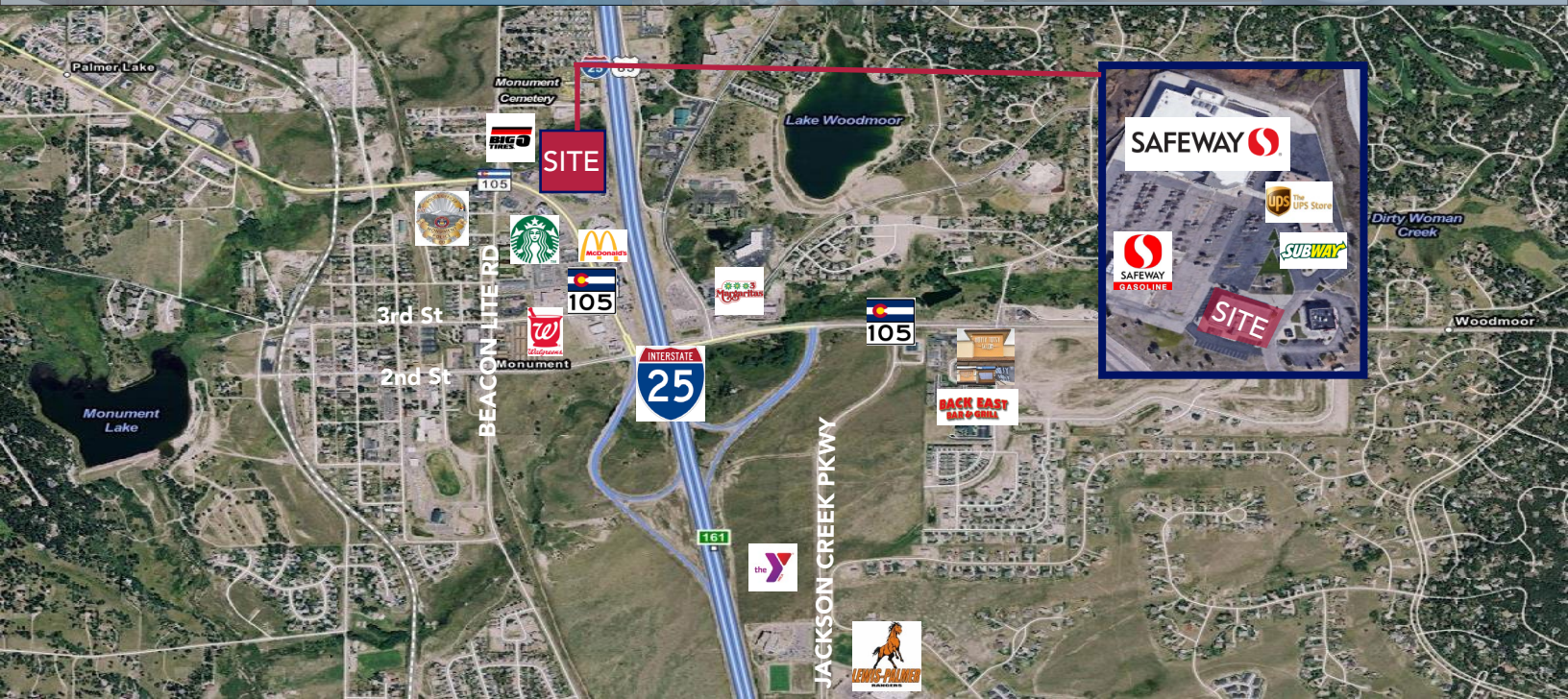


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