

NORTHCARE AT ST. FRANCIS

6071 EAST WOODMEN ROAD, COLORADO SPRINGS, CO



CommonSpirit
Penrose-St. Francis Hospital

SKY
BRIDGE

CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

CLASS A MEDICAL OFFICE FOR LEASE



NORTHCARE AT ST. FRANCIS

6071 EAST WOODMEN ROAD, COLORADO SPRINGS, CO

BUILDING SIZE:
80,125 RSF

LEVELS:
4

AVAILABLE SPACE:
Suite 135: 3,811 RSF

LEASE RATE:
From \$26.00 per RSF NNN

EXPENSES:
\$14.32 per RSF (2025 estimate)

PARKING RATIO:
5 spaces per 1,000 RSF



Enclosed fourth floor
sky bridge to Penrose St.
Francis Hospital



WiFi access, med gas and
air room and emergency
generator



Central to Colorado
Springs' greatest
population growth



Award-winning design
and Class-A interior



Private physician parking
and covered patient
entrances



Building common
conference room

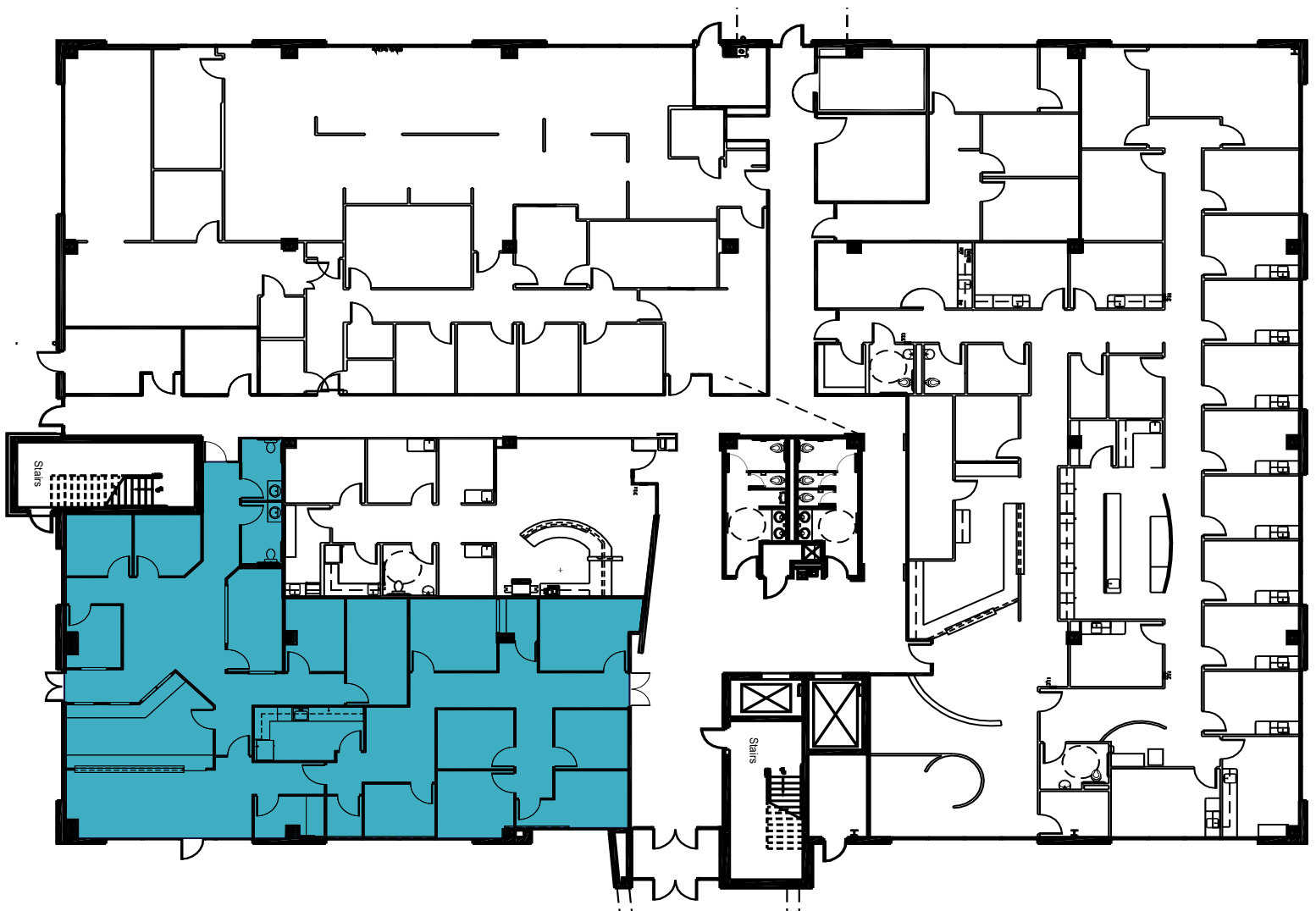


Building engineer on site



On-site pharmacy

1st Floor



**AVAILABLE
SUITE 135
3,811 RSF**

**Download
Floor Plan**



SUITE 135



Sisters Grove Pavilion

Major Tenants: CommonSpirit, Penrad Imaging, Audubon Surgery Center, Exceptional Care for Women, Pain & Spine at St. Francis

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St. Peregrine Pavilion

Major Tenants: Associates In Gastroenterology, Rocky Mountain Cancer Centers, Colorado ENT & Allergy

Peak View Behavioral Health

Woodmen Medical Plaza

Major Tenants: CommonSpirit Primary Care, Heart & Vascular Partners, Rocky Mountain Infusion, Creative Hope Counseling, Iron Horse Pediatrics & Mountain View Vision

CommonSpirit[®] Penrose-St. Francis Hospital

Penrose-St. Francis Medical Center opened in August 2008. This **257 licensed bed facility** is the only full-service hospital in Northern Colorado Springs and features a modern Birth Center, Level III Neonatal Intensive Care Unit, Emergency Department, Level III Trauma Center, Imaging Services, Surgical Services and Critical Care Unit. It is also the home base for the **Flight For Life Colorado** air ambulance helicopter service.



America's 250 Best Hospitals Award™
(2023, 2022)



REGIONALLY RANKED
#5 in Colorado
#2 in Colorado Springs

Labor and Delivery Excellence Award™
(2023, 2022, 2021)

Obstetrics and Gynecology Excellence Award™ (2021)

America's 100 Best Hospitals for Coronary Intervention & Spine Surgery Award™ (2024, 2023, 2022)

Pulmonary Care Excellence Award™ (2024)

America's 100 Best Hospitals for Pulmonary Care Award™ (2023)

Critical Care Excellence Award™ (2023, 2022)

Joint Replacement Excellence Award™ (2023)

Orthopedic Surgery Excellence Award™ (2023)

America's 100 Best Hospitals for Joint Replacement, Orthopedic Surgery & Prostate Surgery Award™ (2022)

America's 50 Best Hospitals for Surgical Excellence Award™ (2022)

EXCLUSIVE LEASING AGENTS

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