



HEALTHCARE
REALTY

CLASS A MEDICAL/OFFICE FOR LEASE

PREMIER HEALTH PLAZA

3920 N Union Boulevard | Colorado Springs, CO 80907



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

CLASS A MEDICAL/OFFICE FOR LEASE

PREMIER HEALTH PLAZA

3920 N Union Boulevard | Colorado Springs, CO 80907

BUILDING SIZE:	100,081 SF		
AVAILABLE SPACE:	Suite 230:	4,124-8,724 RSF	
	Suite 245:	1,038 RSF	
	Suite 315:	1,156 RSF	
LEASE RATE:	From \$20.00 per RSF NNN		
EXPENSES:	\$11.57 per RSF (2025 est.)		
TENANT IMPROVEMENTS:	Negotiable		
PARKING:	5 spaces per 1,000 RSF		
NUMBER OF STORIES:	3		
YEAR CONSTRUCTED:	2000		

- New access point to North Union Boulevard
- Ideally located 10 minutes to Penrose Hospital and UHealth Memorial Hospital
- Opportunity for premier building signage with visibility to Union Boulevard and Austin Bluffs Parkway
- 5 minutes down Union Boulevard is the Union Medical Campus with Penrose-St Francis Primary Care, Gastroenterology Associates, and Optum Urgent Care
- Across from Union Medical Campus is Audubon Medical Campus with Colorado Springs Family Practice, Interventional Pain Management, and PENRAD Imaging
- Join Kaiser Permanente, the VA, Premier Surgery Center, Colorado Springs Pain Consultants, and Northstar Neurology

DRIVE TIMES

I-25

10 Minutes

Penrose Hospital and ER

10 Minutes

UHealth Memorial Hospital Central

10 Minutes

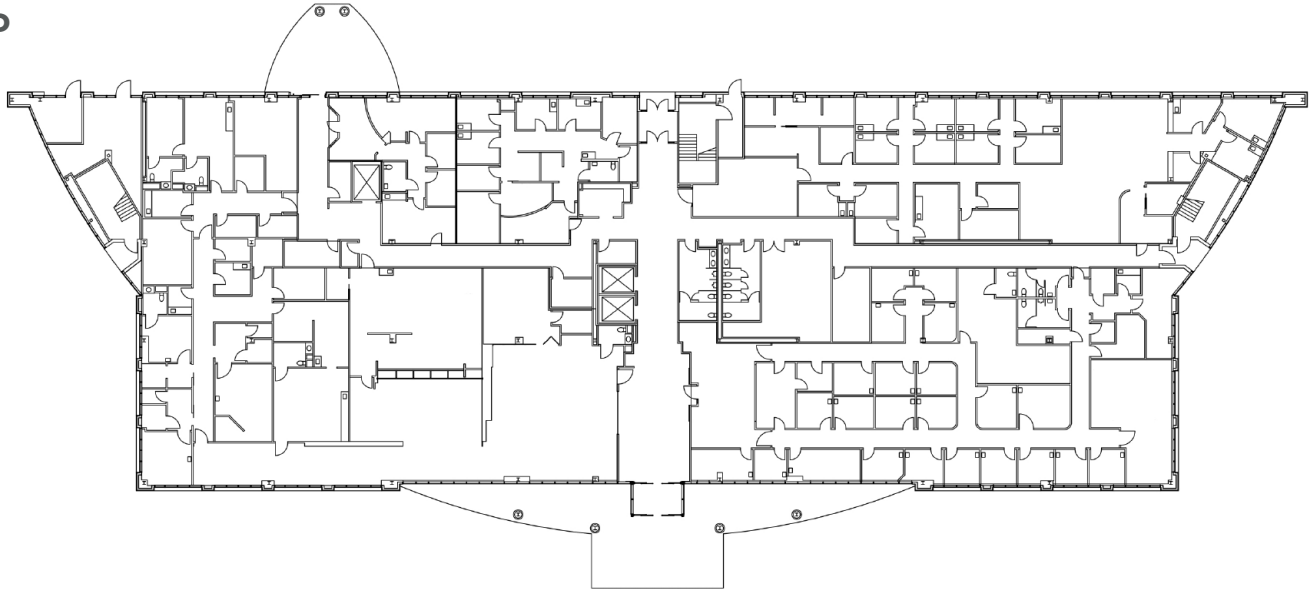
Downtown Colorado Springs

13 Minutes



1st Floor

FULLY LEASED

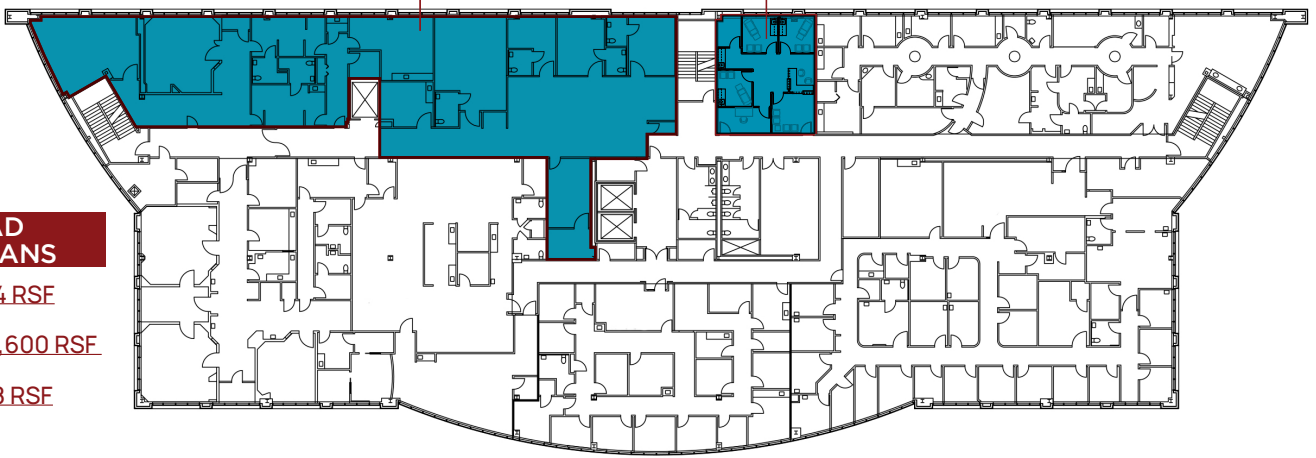


2nd Floor

1,038-8,724 RSF

AVAILABLE
SUITE 230
4,124-8,724 RSF

AVAILABLE
SUITE 245
1,038 RSF



DOWNLOAD
CONCEPT PLANS

Suite 230: 8,724 RSF

Suite 230: 4,124 & 4,600 RSF

Suite 245: 1,038 RSF

3rd Floor

1,156 RSF



AVAILABLE
SUITE 315
1,156 RSF

DOWNLOAD
CONCEPT PLAN

Suite 315: 1,156 RSF

PREMIER HEALTH PLAZA

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- | | | |
|---|---|---|
| 1 Optum
UCHealth
Pikes Peak ENT
Colorado Institute of Sports
Medicine
The Medicine Shoppe Pharmacy
Aspire Sinus & Allergy
Young Chiropractic
Urological Associates | 3 Audubon Surgery Center
CenturaHealth
Colorado ENT & Allergy
Mountain View Medical Group | 6 Pikes Peak Care Center |
| 2 Penrose St. Francis Primary &
Urgent Care | 4 Associates in Gastroenterology
Endoscopy Center of CS | 7 Colorado Springs Eye Clinic
Eye Associates of CS
Pinnacle Eye Center
Retina Consultants of Southern
Colorado |
| | 5 Colorado Springs Family
Practice
Incline Orthopaedics
Audubon Medical Associates
HearingLife | 8 MacKenzie Place Senior Living |

EXCLUSIVE LEASING AGENTS

GREG PHANEUF
Principal
+1 719 339 9062
gphaneuf@coscommercial.com

PETER SCOVILLE
Principal
+1 719 330 8339
pscoville@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

90 S Cascade Avenue, Suite 1150 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

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