

OFFICE/MEDICAL/DENTAL PROPERTY



For more information, please contact:

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City Colorado Springs
 County El Paso

Property Information

Site Size: 17,344 SF
 Available Space: 5,000 SF
 # of Floors: 2
 Parking Ratio: 5/1,000
 Zoning: Office Residential

Sale Price: \$550,000
 Lease Rate: \$15.00 - \$17.00 / SF
 Lease Type: Gross

Additional Information

- ▶ Plumbing & gas ready for medical/dental users
- ▶ Located near Penrose Hospital
- ▶ 2,300 SF ready for dental use
- ▶ 1,200 SF ready for general medicine
- ▶ Zoned OR - Office Residential; suitable for a variety of medical/dental/office users
- ▶ Owner financing available

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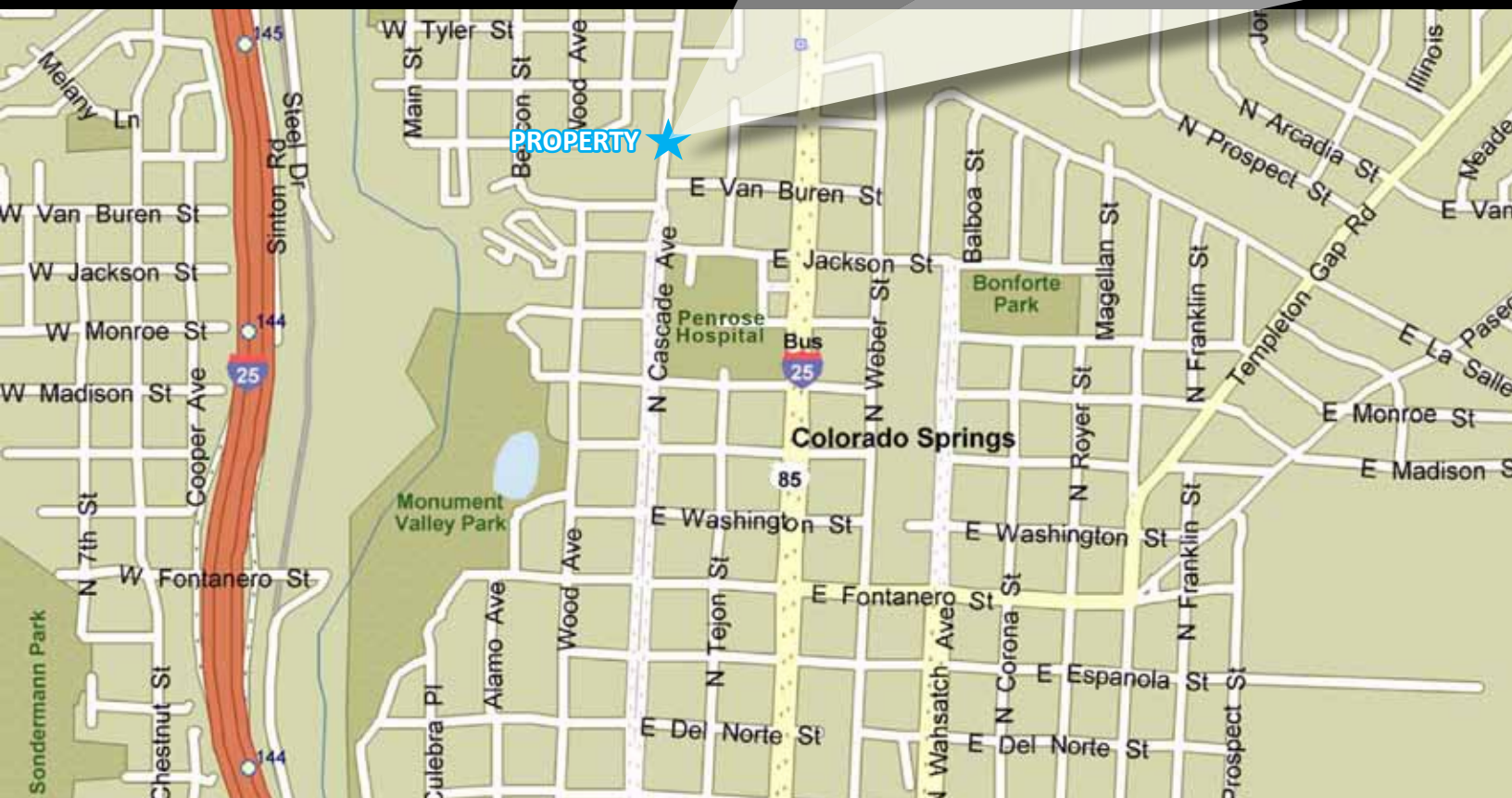
2510 & 2512 North Cascade

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Colorado Springs, CO

DEMOGRAPHICS

	2000	2007
Population	537,484	607,312
Households	200,402	232,612
Average HH Income	\$57,941	\$61,074



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