



FOR LEASE • MEDICAL / OFFICE

Suite 215

Centennial Professional Building

3470 Centennial Blvd
Colorado Springs, CO 80907

1,725 rentable square feet
Four exam rooms with sinks
Available immediately

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THE SUITE

A finished medical suite, ready to occupy

Suite 215 is a 1,725 RSF medical suite in a two-story medical and professional services building on Centennial Boulevard. The current build-out includes four exam rooms with sinks, a nurse station, an office, reception and waiting, a patient restroom and dedicated storage, so a practice can move in without a full remodel.

- Four exam rooms, each with a sink
- Nurse station
- One physician or executive office
- Reception, lobby and waiting area
- Patient restroom
- Dedicated storage room
- Modern finishes in neutral tones
- One private covered parking space
- Accessible entry with no steps into the building
- Views of Pikes Peak and the Front Range
- Medical tenants in the building include internal medicine, family practice, physical therapy, physical medicine, ophthalmology, otology and lab
- West of I-25, about five minutes from the interstate

SUITE SIZE	1,725 RSF
USE	Medical / office
LEASE RATE	Contact broker
TENANT IMPROVEMENTS	Negotiable
BUILDING SIZE	24,800 SF, 12,400 SF per floor
PARKING	4.5 spaces per 1,000 SF
AVAILABILITY	Immediate

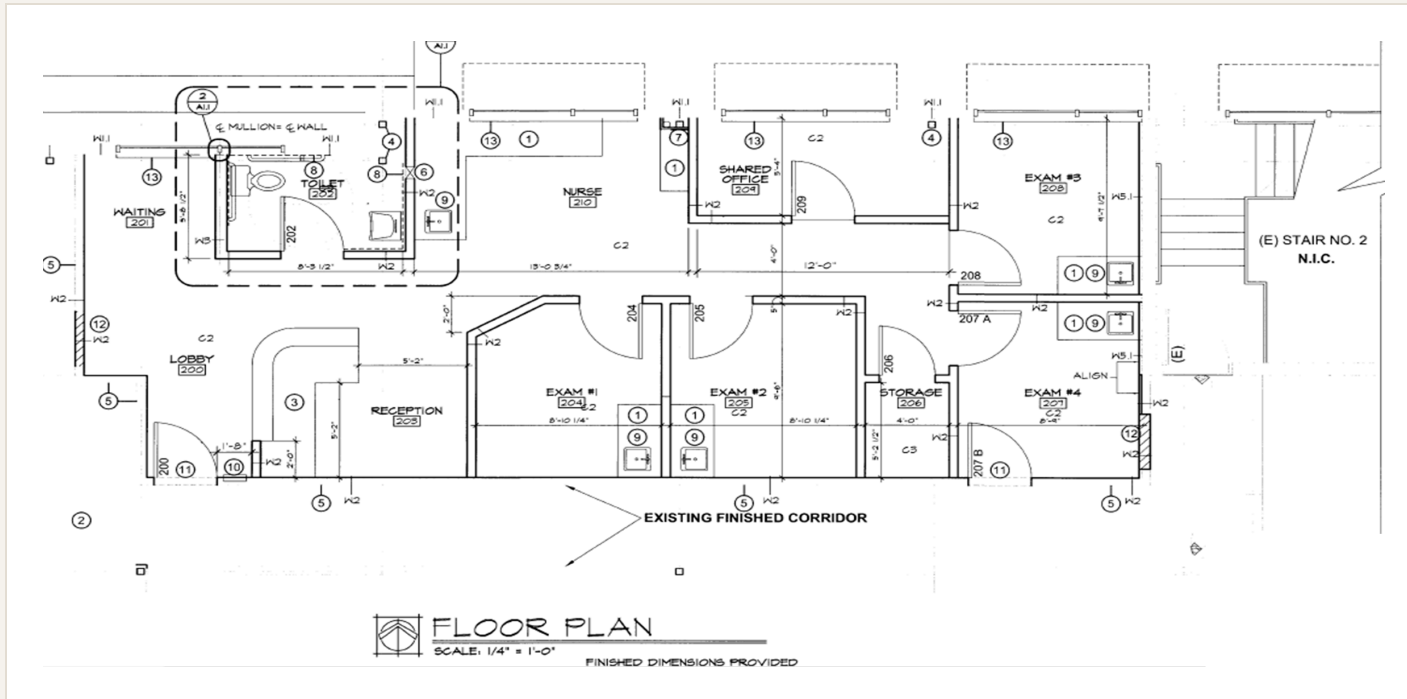


Reception and front desk, Suite 215

Source: owner's Suite 215 marketing sheet and floor plan, Centennial Partners, LLC, 2026.

LAYOUT

Suite 215 floor plan



1,725

RENTABLE SQUARE FEET

Lobby and waiting

Reception

Exam rooms 1-4

Nurse station

Office

Storage

Patient restroom

Floor plan from owner's construction drawings, with finished dimensions as provided. Not to scale.

INSIDE THE SUITE

Exam rooms, corridor and storage



Exam room with sink and cabinetry



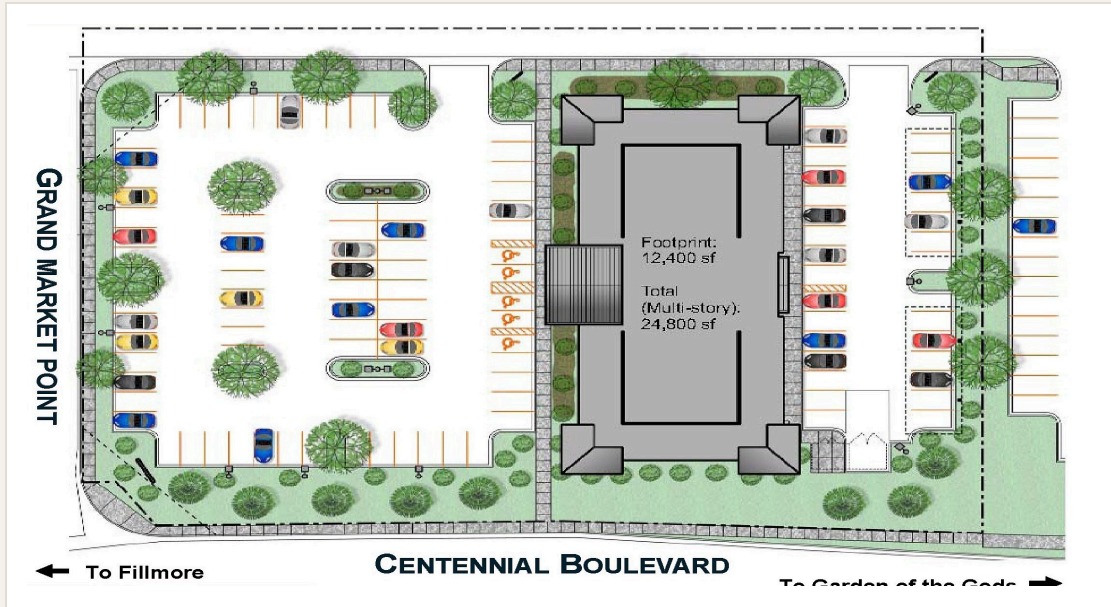
Corridor with work counter and sink



Dedicated storage room

THE BUILDING AND SITE

Centennial Professional Building



Site plan. Building footprint 12,400 SF; 24,800 SF total. Not to scale.

The building sits on Centennial Boulevard just north of Fillmore Street, west of I-25 and about five minutes from the interstate. Patients enter at grade with no steps, and an elevator serves the upper floor.

Parking runs at 4.5 spaces per 1,000 SF, with a reserved employee lot and covered carport spaces for physicians and principals. Suite 215 includes one private covered space.

Source: owner's site plan and Suite 215 marketing sheet, Centennial Partners, LLC, 2026.



Main lobby and stair



Upper-floor lobby with Front Range views



Covered carport parking



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FOR MORE INFORMATION OR A TOUR

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Many variables factor into the lease rate that you pay each month. Lease rates change at the discretion of the owner/landlord, usually based on market conditions, demographics, as well as supply and demand. All figures given by Tower Realty Partners are our best opinions based on the information we have and the systems we use.