

FOR SALE

**TWO 100% LEASED MEDICAL
OFFICE BUILDINGS**

±36,940sf

**ADDITIONAL LAND FOR
DEVELOPMENT ON
HOSPITAL CAMPUS**

**WOODLAND MEDICAL CENTER
16222 West US Highway 24
Woodland Park, Colorado**



**BUILDINGS CAN BE
PURCHASED SEPARATELY**

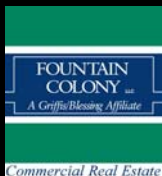
EXCELLENT LOCATION

**SOUTH PERRY MEDICAL CENTER
755 South Perry Street
Castle Rock, Colorado**



**PLEASE VISIT OUR
WEBSITE FOR OFFERING
MATERIALS**

WWW.FOUNTAINCOLONY.COM



Julie Phillips
Broker
719-389-1302
Julie@fountaincolony.com

Gary Feffer
Broker
719-389-1301
Gary@fountaincolony.com

Paul Cohen
Cohen Commercial Properties
719-635-0097
Paul-Cohen225@comcast.net

INVESTMENT SUMMARY

BUILDINGS

Offering Price: \$11,725,000

Total Buildings Size: ± 36,940 sf

100 % Leased

2012 NOI: \$816,656

Price psf: \$317.40

LAND

Woodland Medical Center Parcel
for Development : 19,000sf/\$900,000

**BUILDINGS CAN BE
PURCHASED SEPARATELY**



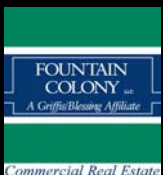
INVESTMENT HIGHLIGHTS

Woodland Medical Center

- On Campus of Pikes Peak Regional Hospital
- New Construction 2007
- Land with Approved Plans for 30,000 SF Additional Medical Office Space
- Leases expiring 2013 - 2020
- 39% leased to Hospital Services
- Hospital Expansion planned
- New Skilled Nursing/Assisted Living Facility planned

South Perry Medical Center

- Excellent location off I-25
- Well Maintained Building and Property
- Leases expiring 2014 - 2017
- Stable occupancy history
- Prestigious Plum Creek Master Planned Community



Julie Phillips
Broker
719-389-1302
Julie@fountaincolony.com

Gary Feffer
Broker
719-389-1301
Gary@fountaincolony.com

Paul Cohen
Cohen Commercial Properties
719-635-0097
Paul-Cohen225@comcast.net