

# Ground Floor Medical Office Space for Lease

## Superior Medical Center

3 Superior Drive, Superior, CO 80027



- Located in the emerging downtown Superior
- Adjacent to The Sport Stable, an indoor sports facility that includes roughly 150,000 SF of indoor recreation including 2 1/2 indoor hockey rinks, indoor soccer fields, batting cages, volleyball and basketball courts, golf simulator, 5,000 SF full service restaurant, coffee shop, and sporting goods store
- 58,000 SF Building with 1st Floor space available
- Existing Tenants include Intermountain Health (primary care/women's care), Boulder Community Health (family care), Cornerstone Orthopedics, and Branin Dentistry
- Attached, 4-story, covered parking garage with 4.5:1,000 ratio
- Outstanding highway visibility
- Easy access to US36 and the Northwest Parkway
- Wide variety of Retail in close proximity

For Leasing Information:

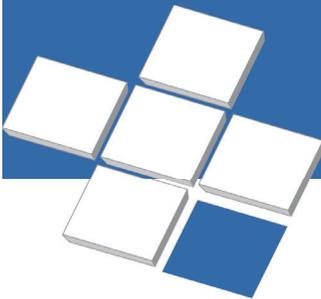
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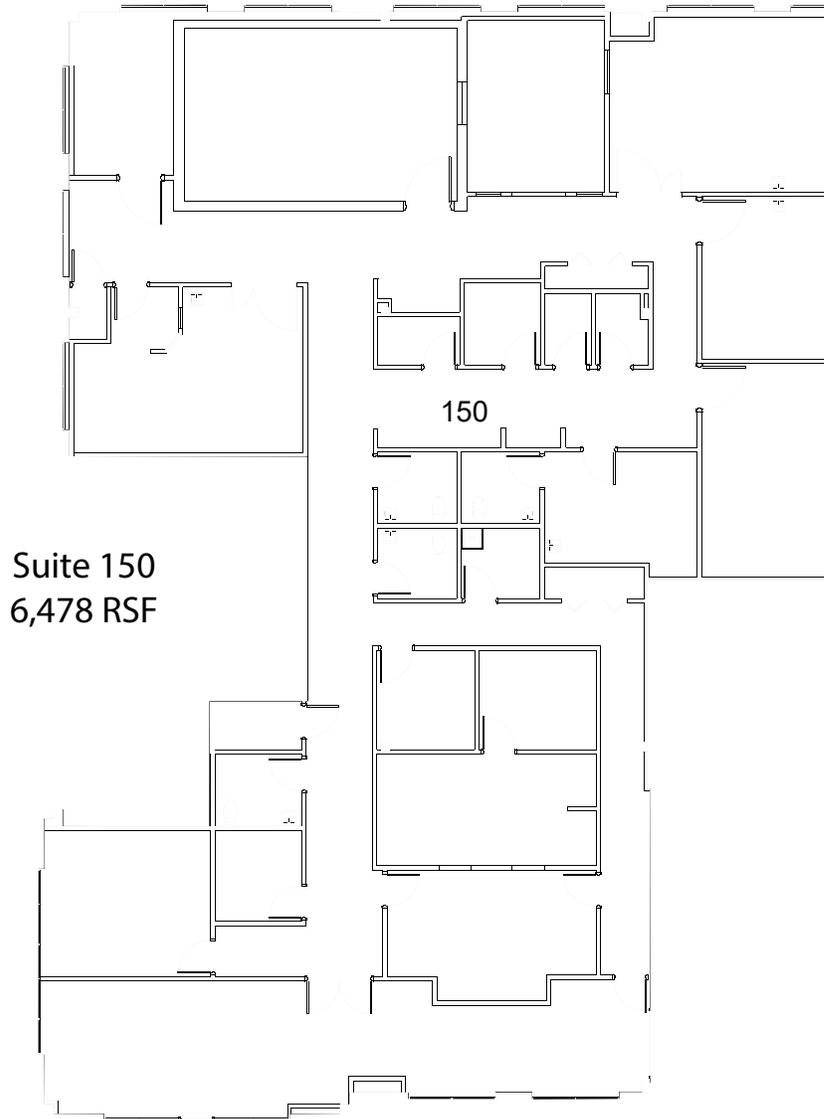


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Real Estate Services  
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# 3 Superior Drive

## 1<sup>st</sup> Floor Availabilities



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