

6160 TUTT BOULEVARD

**100% LEASED
MEDICAL OFFICE
BUILDING FOR SALE**



**POWERS PROFESSIONAL CAMPUS II
6160 TUTT BOULEVARD
COLORADO SPRINGS, CO 80923**

INVESTMENT HIGHLIGHTS

- \$8,800,000 (\$250.88 PSF)
- 6.0% CAP Rate
- 35,077 SF
- Excellent rental history
- 100% leased to an excellent mix of medical and professional tenants
- Great visibility from Powers Boulevard
- Located in the northeast area in one of the most affluent submarkets
- Memorial North Hospital and Penrose-St. Francis North Hospital are located in close proximity to the Subject Property
- Class A finishes
- Great mountain views
- Stabilized income with upside potential

REQUEST OFFERING MEMORANDUM

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Quantum Commercial Group, Inc. is pleased to exclusively offer Powers Professional Campus II (PPC II) for sale. This Offering is a unique opportunity to acquire a 100% leased, Class A, multi-tenant medical office building strategically located along Powers Boulevard, one of the major arterials in Colorado Springs.

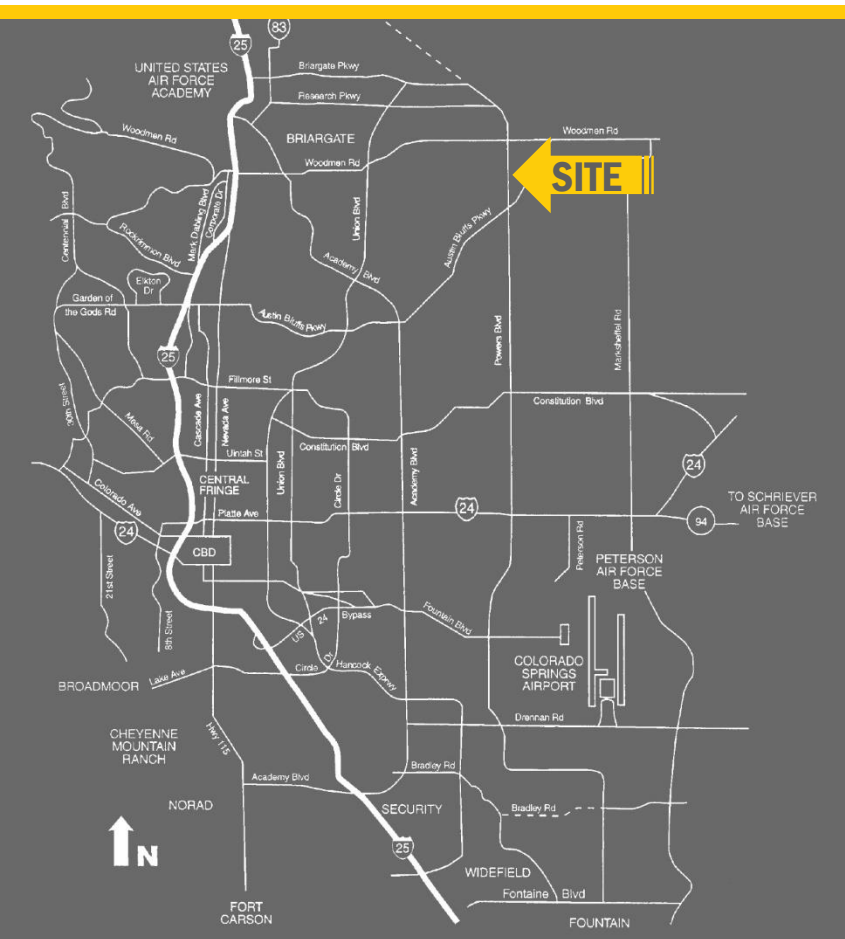
Powers Professional Campus II is a 35,077 square-foot multi-tenant medical office building located in northeast Colorado Springs. PPC II benefits from great demographics, visibility, high traffic counts, surrounding amenities and a solid rent roll. At 100% occupancy, PPC II is well-positioned to experience long-term stability and success.



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POWERS PROFESSIONAL CAMPUS II



QUANTUM COMMERCIAL GROUP, INC COMMERCIAL REAL ESTATE SOLUTIONS

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