HEALTHCARE REALTY

RESEARCH 1

8540 Scarborough Drive
Colorado Springs, CO

CLASS A MEDICAL OFFICE
FOR LEASE

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

RESEARCH 1
8540 Scarborough Drive
Colorado Springs, CO

BUILDING DETAILS

LOCATION:
Just west of the southwest corner of Powers Blvd & Research Pkwy

BUILDING SIZE:
42,770 RSF

LEVELS:
3

AVAILABLE SPACE:
Suite 190: 2,502 RSF

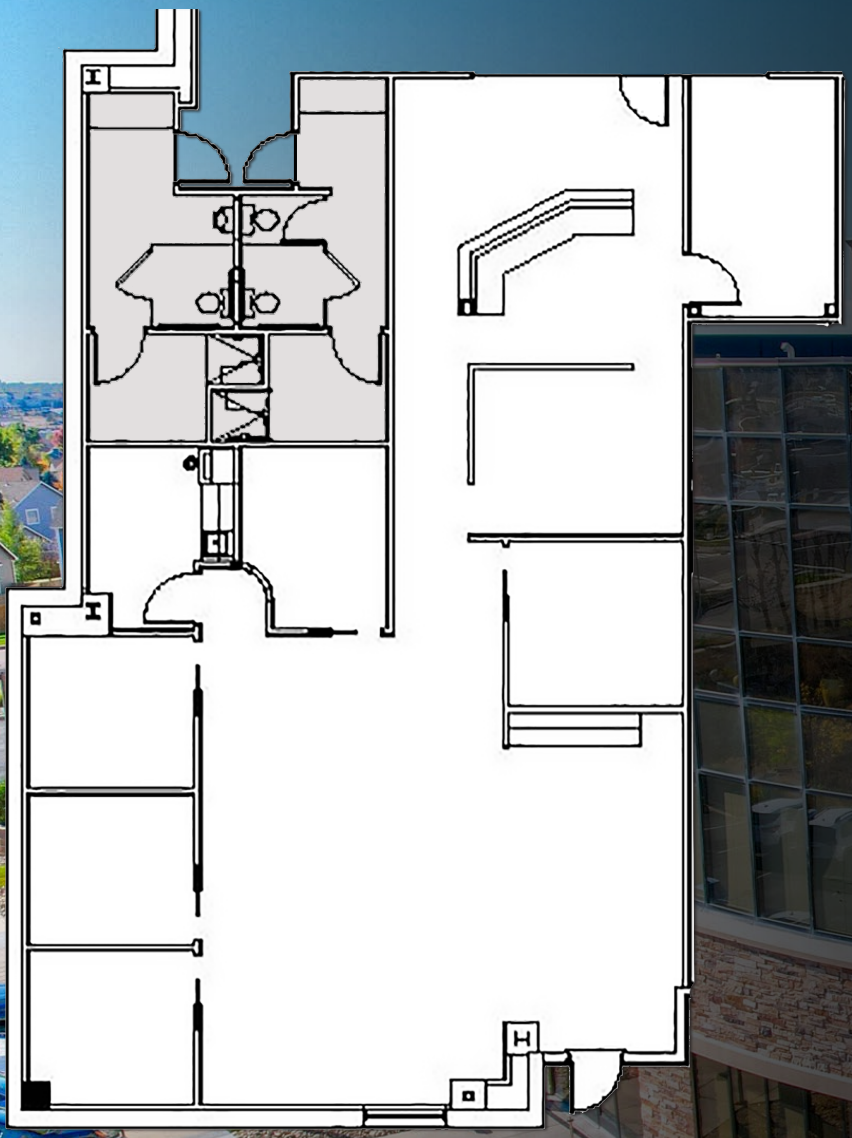
LEASE RATE:
$20.00 per RSF NNN

EXPENSES:
$13.06 per RSF (2024 estimate)

PARKING RATIO:
5 spaces per 1,000 RSF

YEAR CONSTRUCTED:
2008/2021

1ST FLOOR
SUITE 190 - 2,502 RSF



BUILDING AMENITIES

NEW OWNERSHIP

Newly remodeled common areas

Close proximity to both UCHealth Memorial North/ Children's Hospital & St. Francis Medical Center

Monument, lobby, and directory signage available

Central to Colorado Springs' greatest population growth

JOIN

Select Physical Therapy

UC Health

Elevated Family Care

WSI Healthcare

Ridgeview Optometry

SoCO Smiles Orthodontics

Ultimate Image

MEDICAL DRIVE TIMES

UCHealth Memorial North/Children's Hospital
5 Minutes

St. Francis Medical Center
6 Minutes

UCHealth Interquest Medical Center
10 Minutes

St. Francis-Interquest
12 Minutes

UCHealth Grandview Hospital
15 Minutes

Penrose St. Francis Main
25 Minutes

Memorial Hospital
25 Minutes

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	14,892	92,070	195,040
2023 Households	4,740	32,178	71,436
AVG. HH Income	$144,788	$121,250	$110,325

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