Pine Creek
Medical Center

CLASS A+ MEDICAL OFFICE
COLORADO SPRINGS

4160 Royal Pine Drive

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

Pine Creek
Medical Center

TABLE OF CONTENTS

1 The Opportunity
2 The Building
3 Project Site
4 Floor Plans
5 Location & Amenities

Pine Creek
Medical Center

THE OPPORTUNITY

Pine Creek Medical Center represents an opportunity to lease new Class A medical office space in the Northeast submarket of Colorado Springs. The property is adjacent to both Memorial North and Children's Hospital, with an expected completion date of 2nd Quarter 2021. Tenant spaces will range from 2,000 square feet up to 45,000 square feet and the property will consist of 3 stories with great visibility, western views, access and drive-by traffic. Please contact brokers for additional leasing information.

- Up to 45,000 square feet of newly constructed Class A medical office space
- Located in the city's fast-expanding Northeast submarket, estimated to grow 9% in the next 5 years
- Located 2 minutes from the new Children's Hospital & UCHealth Memorial North and 10 minutes from St. Francis Medical Center
- 20+ restaurants within a 2-mile radius

THE BUILDING

Pine Creek
Medical Center

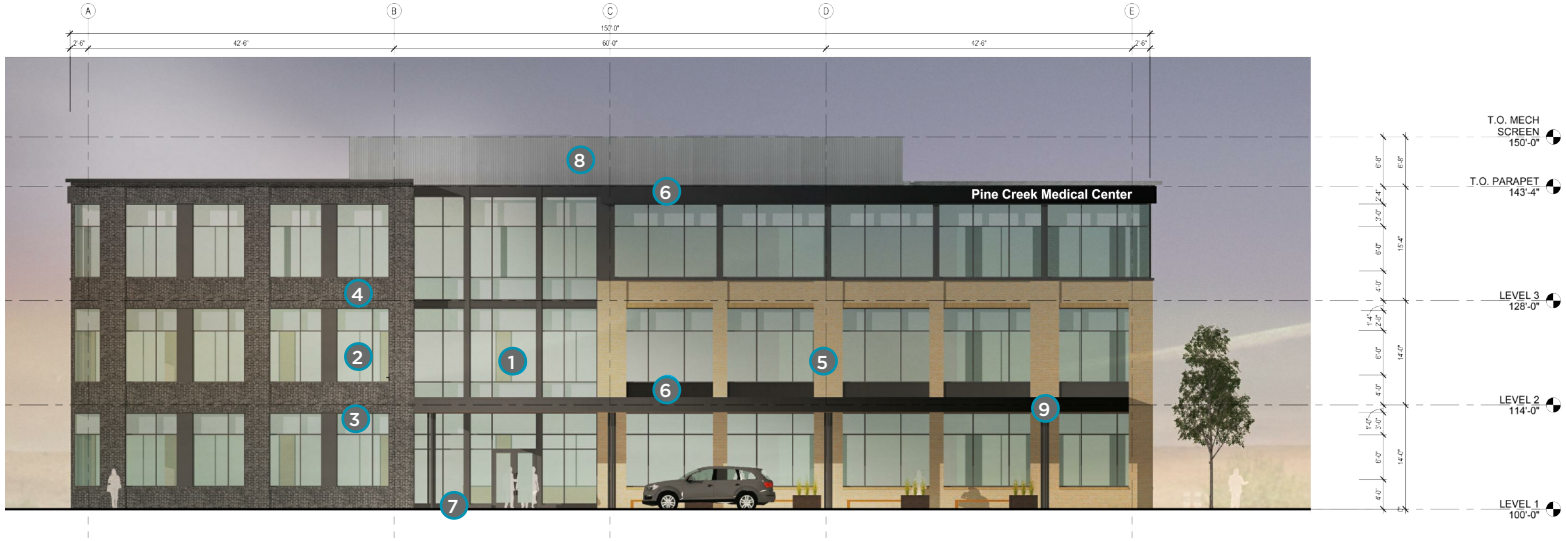
3 STORIES - 45,000 SF

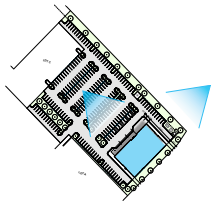
East Elevation
Scale: 1/16" = 1'-0"

KEYNOTE LEGEND

1. Storefront System - Black Anodized Finish
2. Glazing - Green Tint Substrate
3. Spandrel Glazing
4. Brick Veneer - Summit Brick - Black Diamond
5. Brick Veneer - Summit Brick - Misty Gray
6. Metal Panel - ACM - Black Finish
7. Stone Sill - Granite
8. Mechanical Screen Enclosure - Atas Metal Panel Exposed Fastener
9. Entry Canopy

North Elevation
Scale: 1/16" = 1'-0"





Pine Creek
Medical Center

KEYNOTE LEGEND

1. Storefront System - Black Anodized Finish
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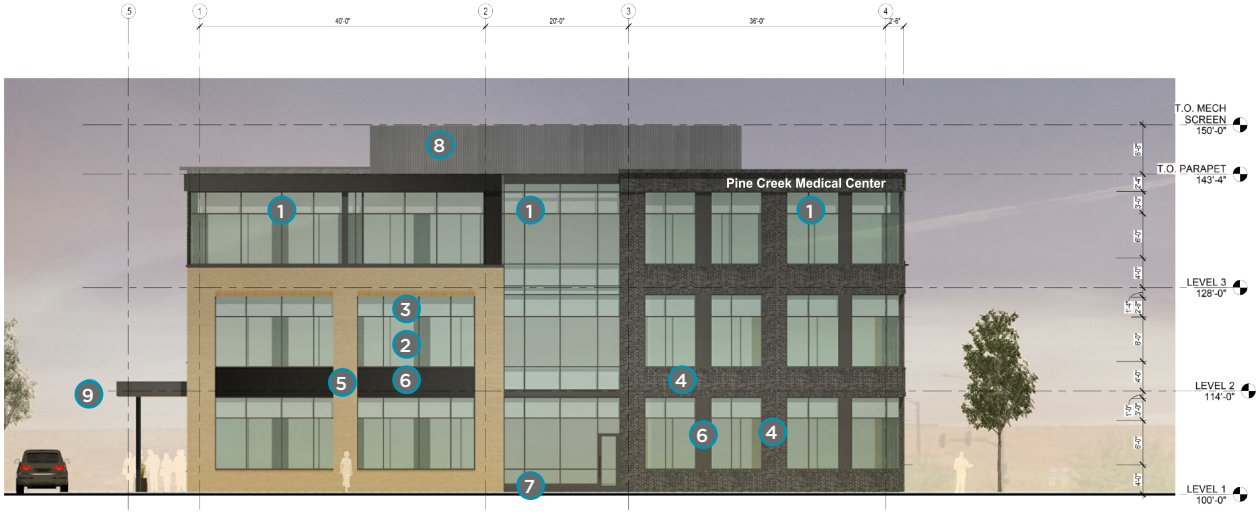
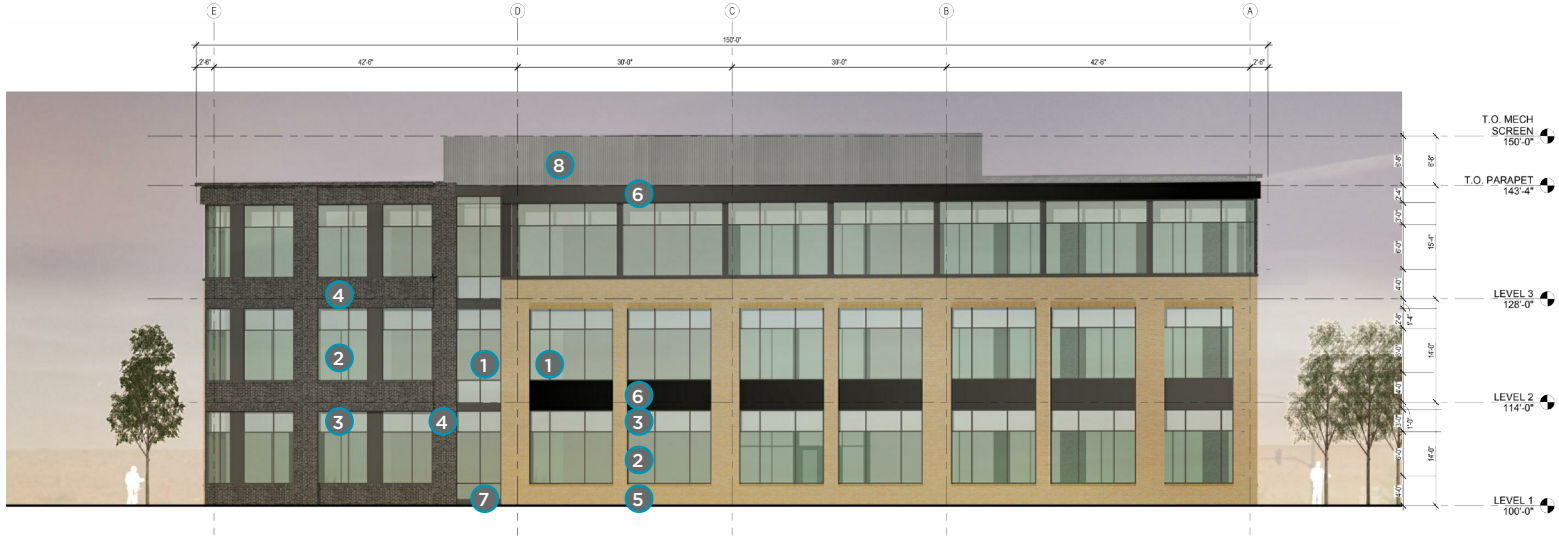
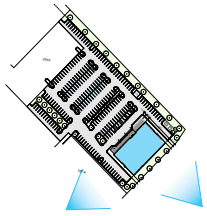
9. Entry Canopy

West Elevation
Scale: 1/16" = 1'-0"



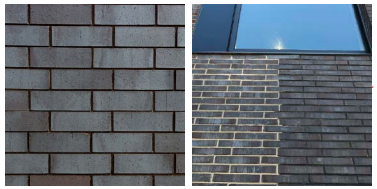
South Elevation
Scale: 1/16" = 1'-0"





Pine Creek
Medical Center

Updated Material Scheme

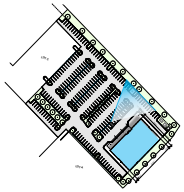


Masonry Brick Veneer
Summit Brick - Black Diamond - Black grout
[Horizontal Running Bond]

ACM panel
Reynobond - Black

Vitro Glazing
70XL Clear on Green Substrate

Masonry Brick Veneer
Summit Brick - Misty Gray -standard grout
[Horizontal Running Bond]



NORTH VIEW

PROJECT SITE

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Project Site (Lot 1-C)

Area	~ 134,411 SF/ 3.08 Acres	
Building	45,000 SF / 3 Stories, 43'-4" Tall	
Parking		
Required:	225 Stalls (5/1000)	
Provided:	229 Stalls	

Lot 1B

Area	~ 25,180 SF/ .58 Acres	
Building	4,650 SF / 1 Story, 18'-0" Tall	
Parking		
Required:	Retail	16 Stalls (3.3/1000)
	Medical Office	24 Stalls (5/1000)
	General Office	12 Stalls (2.5/1000)
	Restaurant	47 Stalls (10/1000)
Provided:	30 Stalls	

Lot 3

Area	~ 35,430 SF/ .81 Acres	
Building	4,000 SF / 1 Story, 18'-0" Tall	
Parking		
Required:	Retail	14 Stalls (3.3/1000)
	Medical Office	20 Stalls (5/1000)
	General Office	10 Stalls (2.5/1000)
	Restaurant	40 Stalls (10/1000)
Provided:	37 Stalls	

Site Plan Legend

Vehicular Access

Views

Zone Lot Line

Overall Site Plan
1" = 100'

Pine Creek
Medical Center

Site Plan Statistics

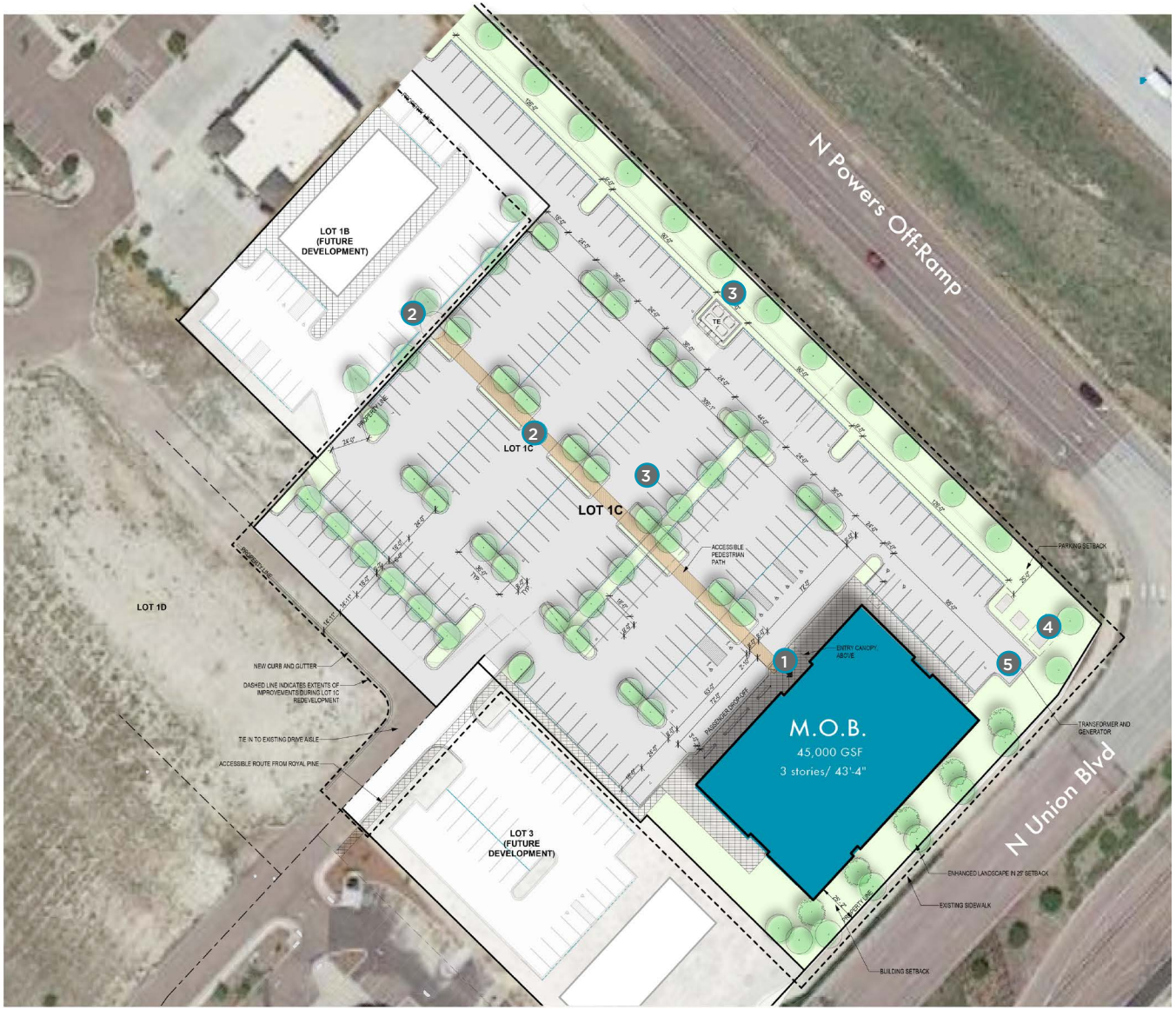
Zoning	Colorado Springs **PBC** (Planned Business Center) Briargate Master Plan **CC**
Overlay Districts	None
Setbacks	25' (Front / Side / Rear)
Bldg Height	45' Max allowable (5' exception for Mech Screen)
Permitted Uses	Medical Office Building
Site Area	135,706 SF / 3.12 Acres
Parking Req.	Office: 5/1000 GSF

Site Plan Yield

Building	Story MOB Office [45,000 GSF, 43'-4" Height] 15,000 GSF Plates / 14' Floor to Floor
Parking	229 Surface Stalls [5.0 / 1000 GSF] (8 ADA stalls including 2 Van stalls)

Legend

1. Covered Entry
2. Pedestrian Walk
3. Trash enclosure
4. Utility Services
5. Loading



Site Plan
1" =60'

FLOOR PLANS

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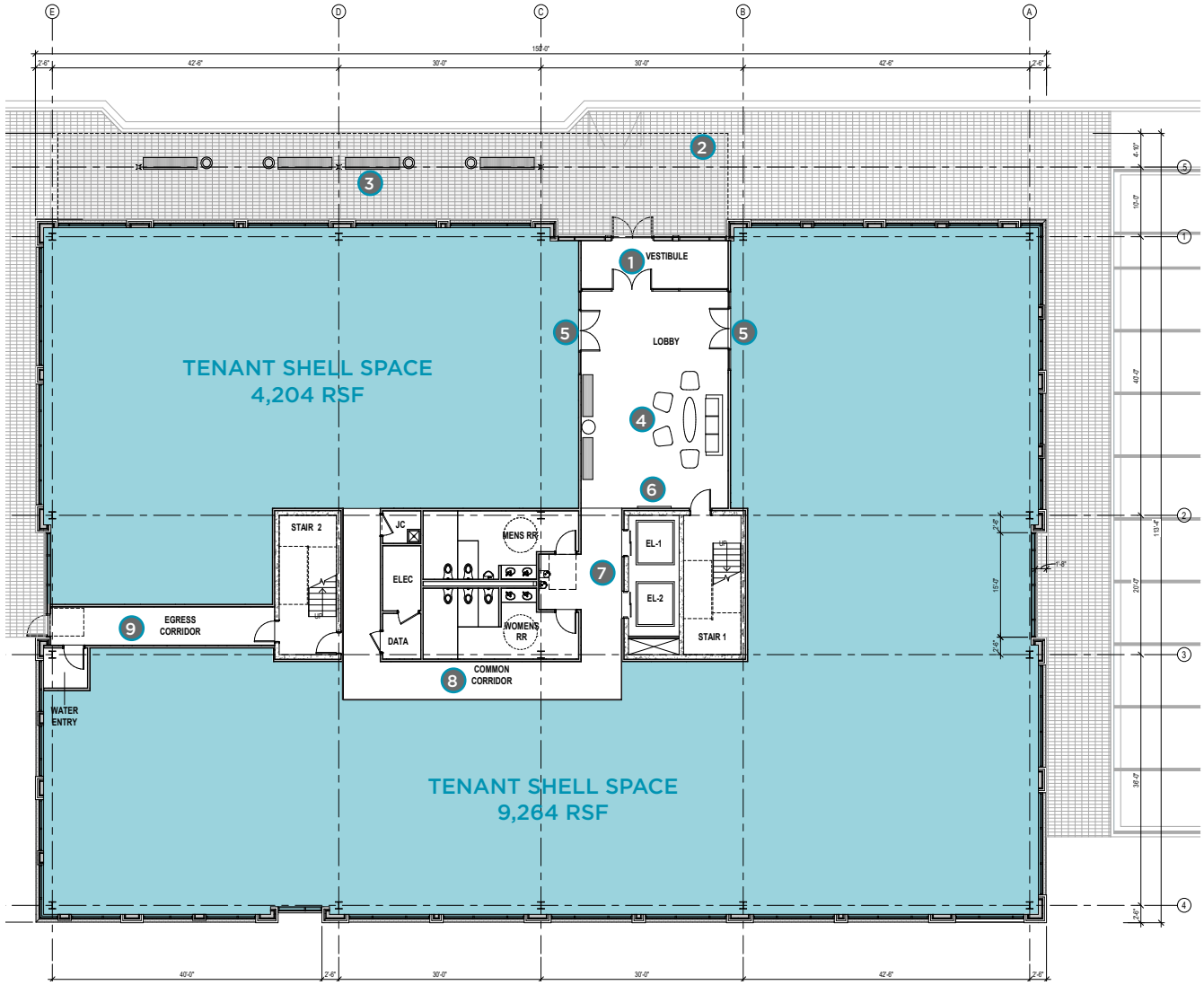
LEVEL 1

Office Statistics

LEVEL 1	
Tenant Shell Space	13,468 RSF
LEVEL 2	
Tenant Shell Space	14,369 RSF
LEVEL 3	
Tenant Shell Space	14,369 RSF
TOTALS	
Tenant Shell Space	42,206 RSF

KEYNOTE LEGEND

1. Entry Vestibule
2. Canopy Above
3. Exterior Bench Seating
4. Lobby Seating
5. Future Tenant Entries
6. Office Directory
7. Elevator Lobby
8. Common Corridor
9. Upper Level Egress Corridor



Level 1 Plan
Scale: 1/16" = 1'-0"

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LEVEL 2/3

Office Statistics

LEVEL 1
Tenant Shell Space 13,468 RSF

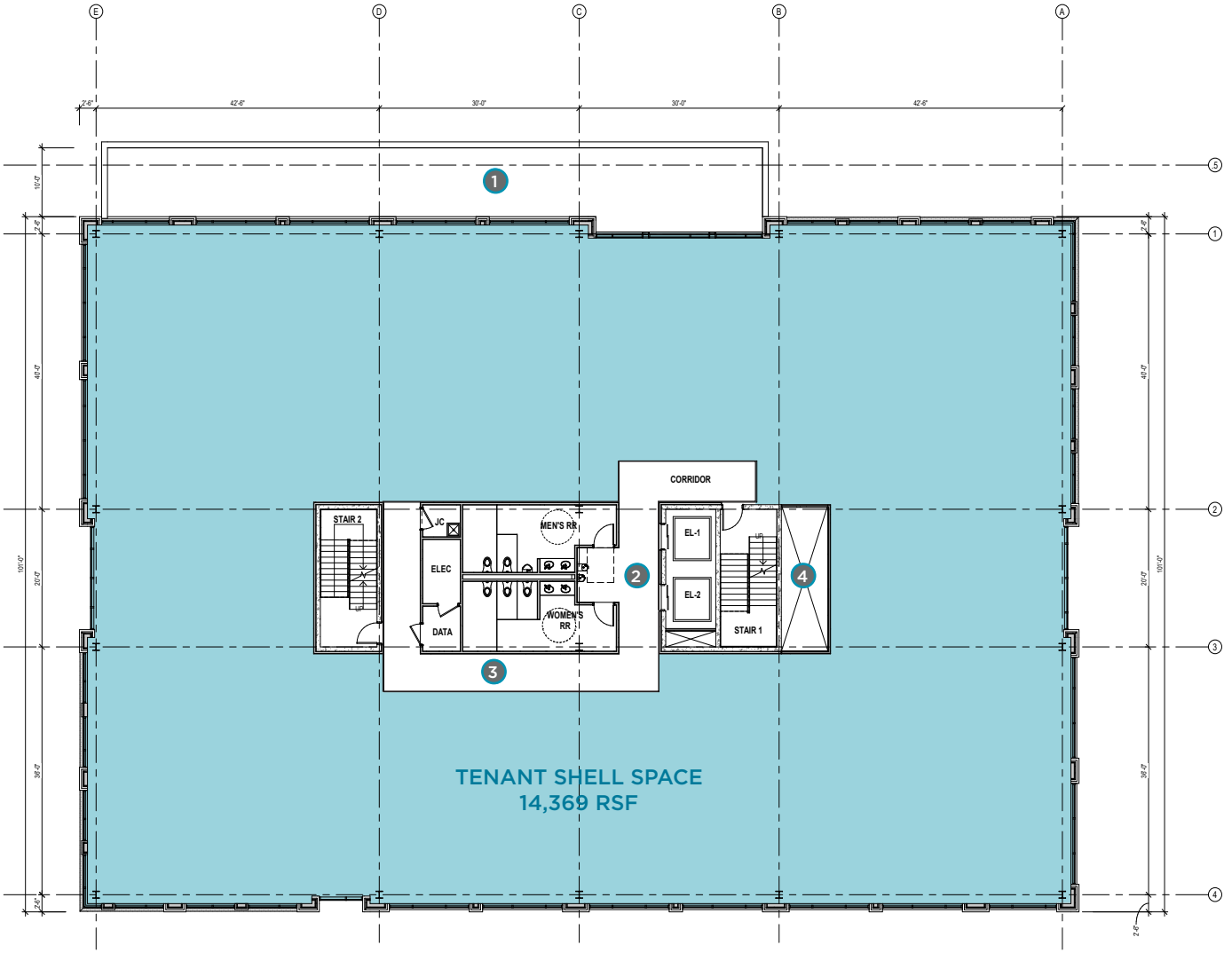
LEVEL 2
Tenant Shell Space 14,369 RSF

LEVEL 3
Tenant Shell Space 14,369 RSF

TOTALS
Tenant Shell Space 42,206 RSF

KEYNOTE LEGEND

1. Canopy Below
2. Elevator Lobby
3. Common Corridor
4. Mechanical Chase



Level 2/3 Plan
Scale: 1/16" = 1'-0"

LOCATION & AMENITIES

2	minutes to the new Children's Hospital & UCHealth Memorial North	7	minutes to new Penrose St. Francis campus (Late 2022)	20	minutes to Penrose Hospital
6	minutes to I-25	10	minutes to St. Francis Medical Center	20	minutes to UCHealth Memorial Central

1
Till Kitchen
The ROOST Coffee House
Vaqueros Mexican Restaurant

2
Sushi Rakkyo
Starbucks
Jimmy John's

3
SmashBurger
Chuy's
Basil & Barley
Pikes Poke Bowl

4
Salsa Brava
Back East Bar & Grill
Marco's Pizza
Urban Egg

5
Bad Daddy's Burger Bar
Biaggi's
California Pizza Kitchen
Menya Ramen & Poke
Modern Market Eatery
P.F. Chang's
Panera
QDOBA
Ted's Montana Grill

6
Super Target
CVS Pharmacy

7
Walgreen's
Lowe's Home Improvement

8
King Soopers
TCF Bank

9
Apple
Anthropologie
Lululemon
Pottery Barn

10
Life Time Fitness

11
YMCA
John Stone Park

12
John Venezia Park

13
Pine Creek Golf Club

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