



HEALTHCARE
REALTY



MEDICAL OFFICE **FOR LEASE**

1230 TENDERFOOT HILL RD

COLORADO SPRINGS, CO 80906

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**Colorado Springs
Commercial**

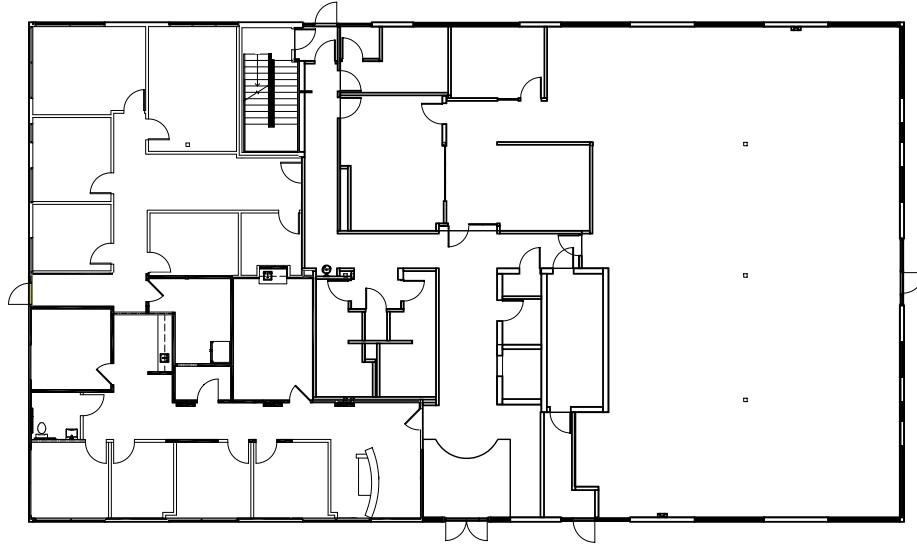
BUILDING OVERVIEW

BUILDING SIZE:	27,510 SF
AVAILABLE SPACE:	Suite 315: 1,221 RSF
LEASE RATE:	\$20.00 per RSF NNN
OPERATING EXPENSES:	\$9.70 per RSF (2025 est.)
PARKING RATIO:	4.5:1,000 RSF

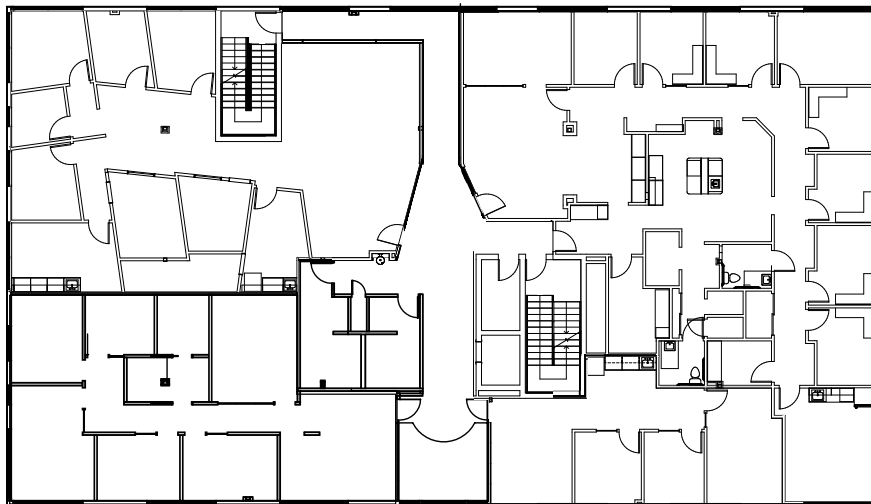
1230 Tenderfoot Hill Rd is a three-story, multi-tenant medical office building comprised of 27,510 rentable square feet of office space. The property features Class A finishes, competitive lease rates, a high parking ratio, and a diverse tenant mix. Located immediately south of Downtown Colorado Springs and just minutes east of the legendary Forbes Five-Star and AAA Five-Diamond resort, The Broadmoor, 1230 Tenderfoot Hill Rd has convenient access to I-25 and is in close proximity to an abundance of amenities.



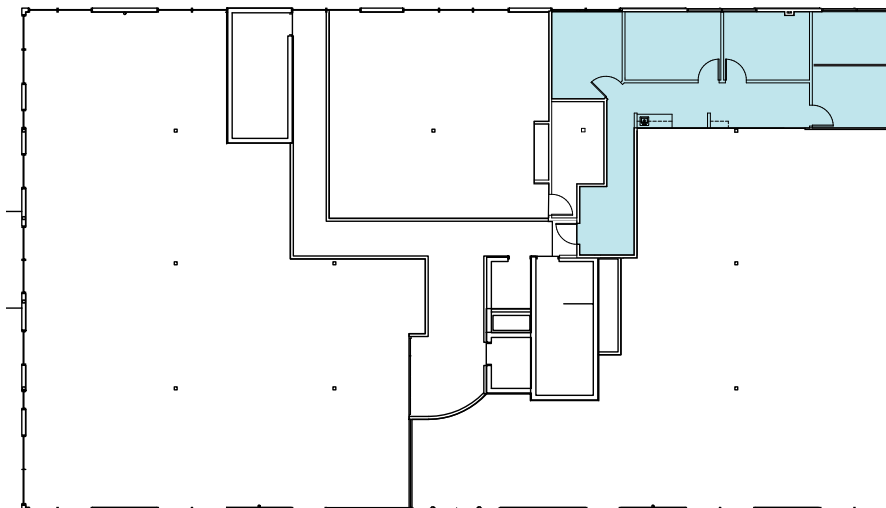
1st FLOOR *Fully Leased*



2nd FLOOR *Fully Leased*

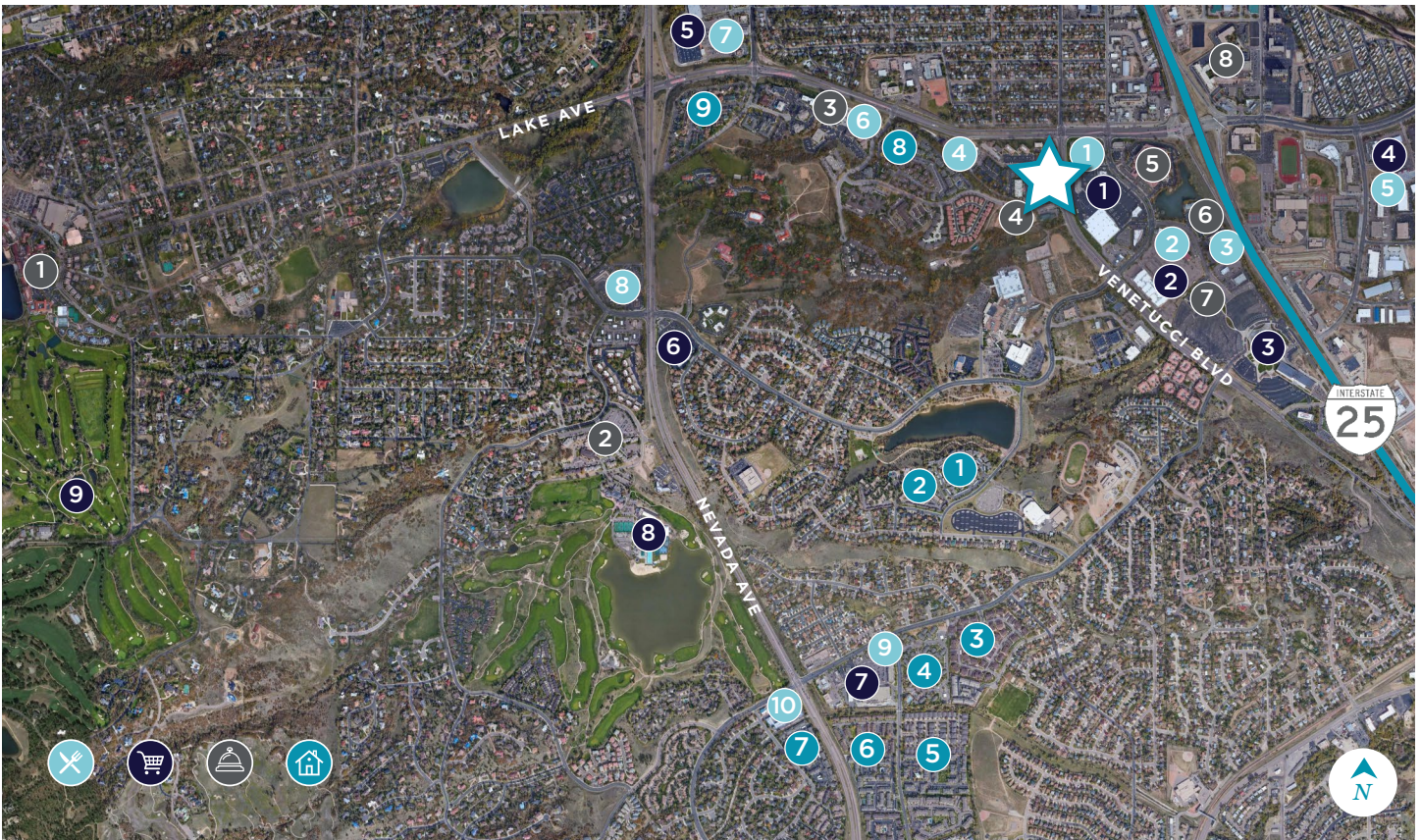


3rd FLOOR *1,221 RSF*



Suite 315
1,221 RSF





AREA AMENITIES

RESTAURANTS

1. Chili's
Starbuck's
Fazoli's
Arby's
Olde World Bagel & Deli
2. Old Chicago
3. Carrabba's Italian Grill
Outback Steakhouse
Buffalo Wild Wings
4. Culver's
5. Bada Japanese Restaurant
6. Romano's Macaroni Grill
Flatiron's
7. Red Robin
On the Border
IHOP
Chipotle
QDOBA
Noodles & Company
Panera
Panda Express
Kèva Juice
8. Hatch Cover
NaRai Siam Cuisine
9. Dickey's Barbecue Pit
Jimmy John's
10. Pizza Hut/WingStreet

RETAIL/ENTERTAINMENT

1. Target
Office Depot
Ent Credit Union
Legacy Bank
Petco
The UPS Store
2. Cinemark Tinseltown
3. The Broadmoor World Arena
4. Kohl's
5. The Home Depot
ROSS
Ulta Beauty
Gordman's
Veda Salon
Famous Footwear
Michael's
PetSmart
T-Mobile
Verizon Wireless
6. VASA Fitness
7. King Soopers
Rocky Mountain Bank & Trust
Kindercare
8. The Country Club of Colorado
Pikes Peak Athletics
9. The Broadmoor Golf Club

HOTELS

1. The Broadmoor
2. Cheyenne Mountain Colorado Springs, A Dolce Resort
3. Courtyard by Marriott
4. Home2 Suites by Hilton
5. DoubleTree by Hilton
6. Fairfield Inn & Suites by Marriott
Residence Inn by Marriott
7. La Quinta Inn & Suites by Wyndham
Hampton Inn & Suites
8. Hotel Elegante Conference & Event Center

MULTI-FAMILY/# UNITS

1. Quail Cove/200 Units
2. Bonterra Apartments/156 Units
3. Strawberry Fields Condos/240 Units
4. Broadmoor Ridge/200 Units
5. The Meadows/240 Units
6. Cobblestone Ridge/208 Units
Cheyenne Crest/208 Units
7. Cheyenne Crossing/220 Units
8. The Summit/256 Units
9. Wildridge/305 Units

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