



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PENROSE PAVILION

2312 N Nevada Avenue, Colorado Springs, 80917



Class A Medical Office
FOR LEASE

PROPERTY HIGHLIGHTS

PENROSE PAVILION

2312 N Nevada Avenue, Colorado Springs, CO

BUILDING SIZE:	71,000 SF
STORIES:	4
AVAILABLE SPACE:	Suite 110: 1,845 SF
LEASE RATE:	Contact Broker
OPERATING EXPENSES:	\$14.69 per RSF (2025 estimate)
TERM OF LEASE:	5-10 years
PARKING RATIO:	5 per 1,000 RSF

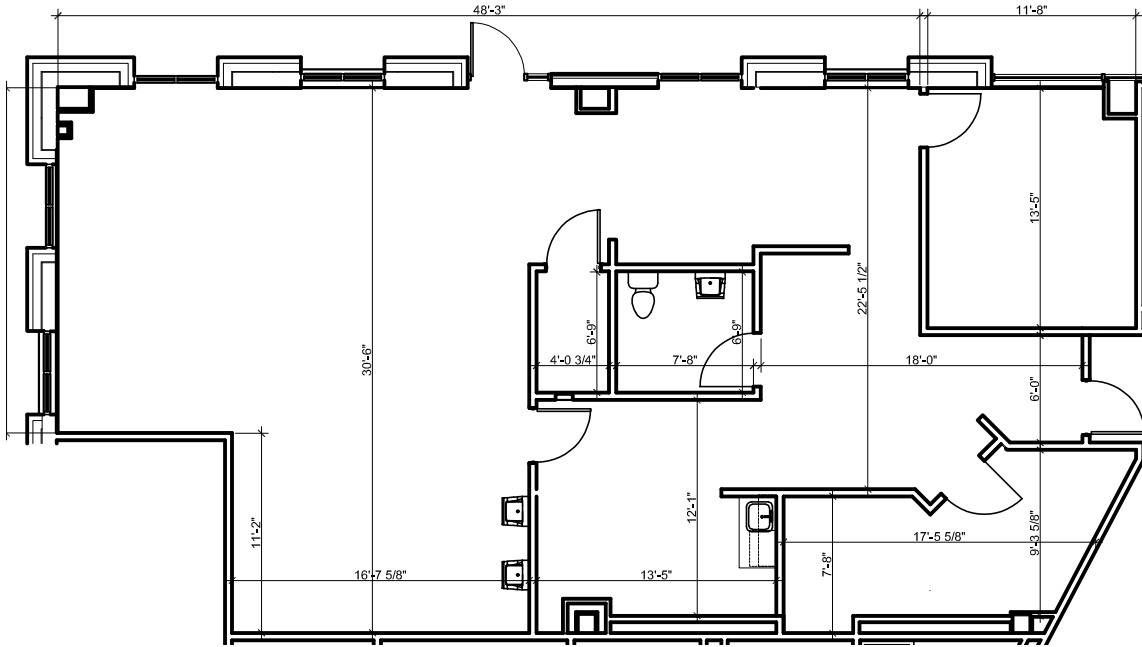
- Class-A interior and finish
- Connected to Penrose Hospital and PENRAD Imaging through sky bridge
- LEED certified by the U.S. Green Building Council
- Secured/Electronic Keyed Entry
- Quick access to I-25
- Excellent patient parking ratio and demographics
- Wifi access
- Private physician parking
- Access to competitive patient population
- Join Colorado Springs Neurological Associates, Rocky Mountain Cancer Center, LabCorp, Centura Breast Care Center
- Increased physician productivity and profitability with referral base



SKY BRIDGE TO PENROSE HOSPITAL

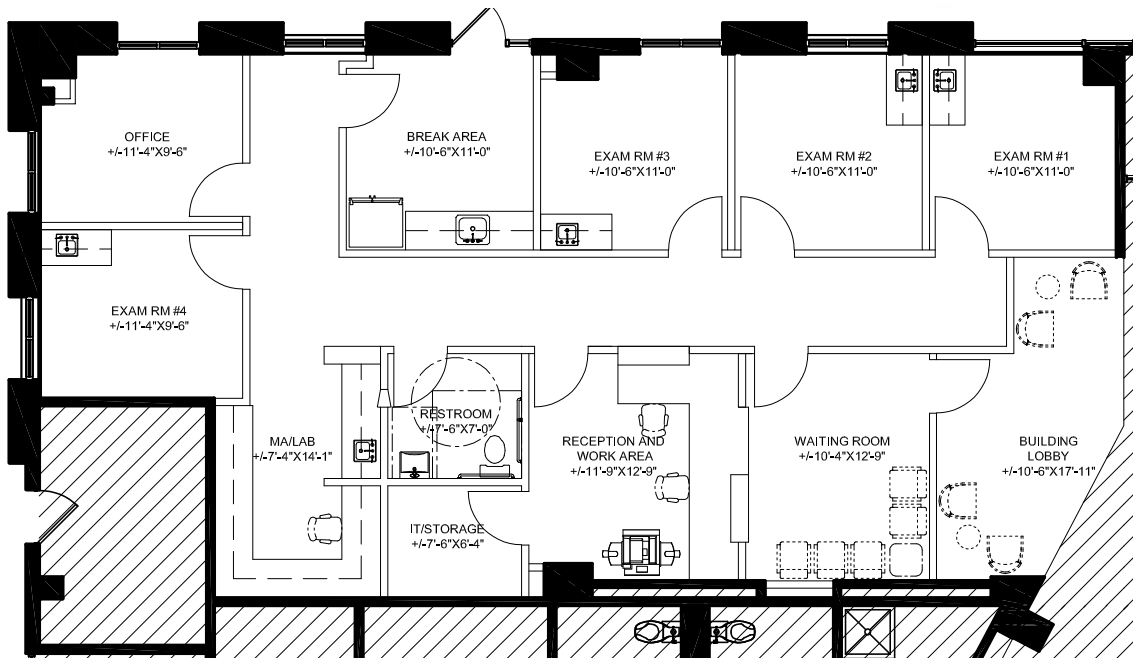


CURRENT FLOOR PLAN



1,845 RSF

CONCEPT PLAN



1,681± RSF



[DOWNLOAD CONCEPT PLAN](#)

CommonSpirit
Penrose-St. Francis Hospital

SKY
BRIDGE



INTERSTATE
25

W FILLMORE ST

N NEVADA AVE

PENROSE PAVILION

N CASCADE AVE

E FONTANERO ST



PETER SCOVILLE

Principal
+1 719 418 4063
pscoville@coscommercial.com

GREG PHANEUF

Principal
+1 719 418 4064
gphaneuf@coscommercial.com



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

90 S Cascade Avenue, Suite 1150
Colorado Springs, CO 80903
+1 719 634 1500
coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, & SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY & DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.