# RESEARCH 1

8540 Scarborough Drive
Colorado Springs, CO



**CLASS A MEDICAL OFFICE**
FOR LEASE

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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 200: 3,086 RSF**

**LEASE RATE:**
**$20.00 per RSF NNN**

**EXPENSES:**
**$13.46 per RSF (2025 estimate)**

**PARKING RATIO:**
**5 spaces per 1,000 RSF**

**YEAR CONSTRUCTED:**
**2008/2021**

OWNED & MANAGED BY
**HEALTHCARE REALTY**

# 2ND FLOOR
## SUITE 200 - 3,086 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**
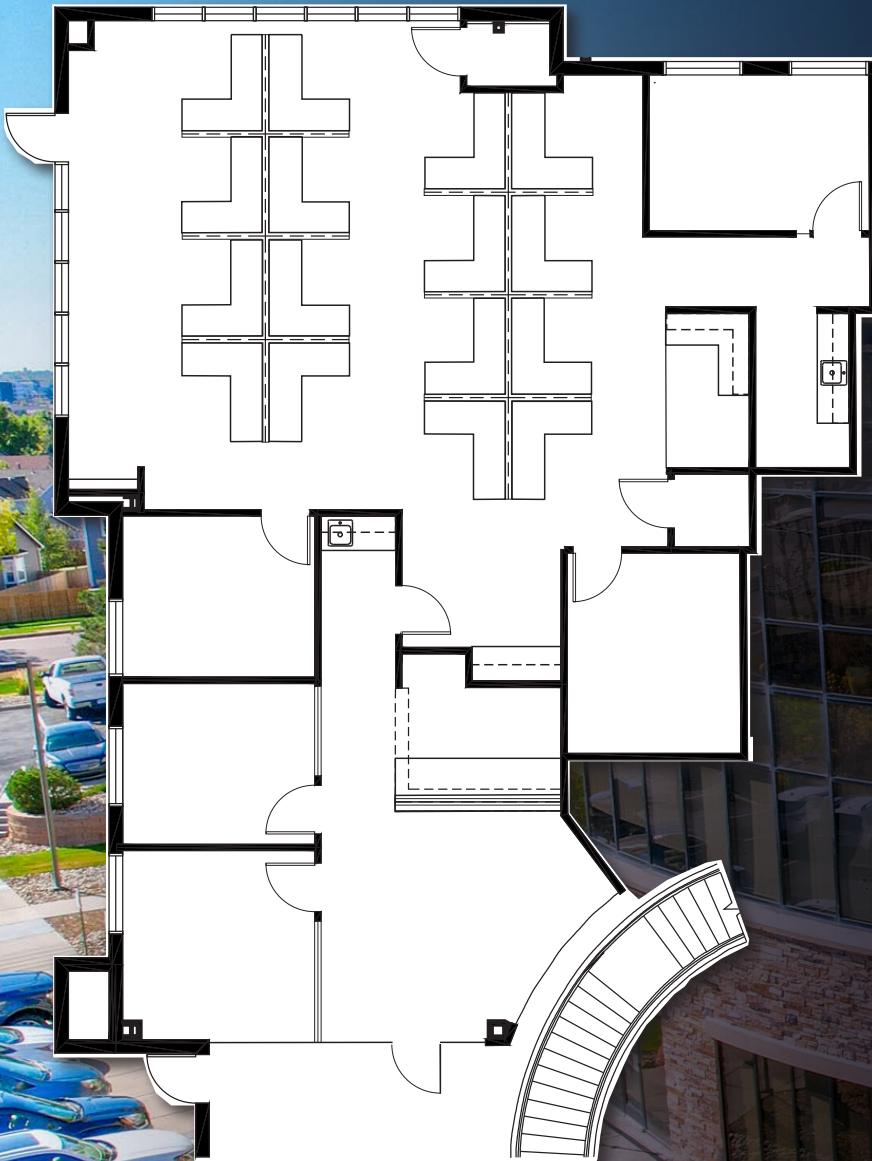
# JOIN

**Select Physical Therapy**

**UCHealth**

**Elevated Family Care**

**Ridgeview Optometry**

**SoCO Smiles Orthodontics**

**Ultimate Image**

**Immersive Health Management**

**UCHealth Interquest**

INTERQUEST PKWY

**Centura Health.**

St. Francis – Interquest
Orthopedic & Spine
72 beds

VOYAGER PKWY

INTERSTATE 25

Children's Hospital

UCHealth Memorial North

BRIARGATE PKWY

POWERS BLVD

**RESEARCH**

RESEARCH PKWY

WOODMEN RD

St. Francis Medical Center

## 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    |
|------------------|-----------|-----------|-----------|
| 2024 Population  | 14,878    | 95,885    | 199,072   |
| 2024 Households  | 4,718     | 33,908    | 73,396    |
| AVG. HH Income   | $145,938  | $127,105  | $117,473  |

**PETER SCOVILLE**
*Principal*
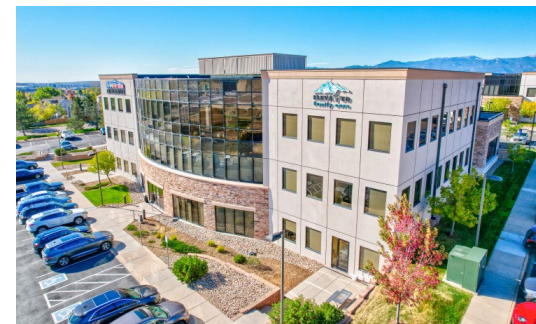+1 719 418 4063
pscoville@coscommercial.com

**GREG PHANEUF**
*Principal*
+1 719 418 4064
gphaneuf@coscommercial.com

**KATHY MANCHESTER**
*Associate Broker*
+1 719 418 4067
kmanchester@coscommercial.com

**CUSHMAN & WAKEFIELD** | **Colorado Springs Commercial**

90 S Cascade Avenue, Suite 1150
Colorado Springs, CO 80903