

RESEARCH

8540 Scarborough Drive
Colorado Springs, CO



**CLASS A MEDICAL OFFICE
FOR LEASE**



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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



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

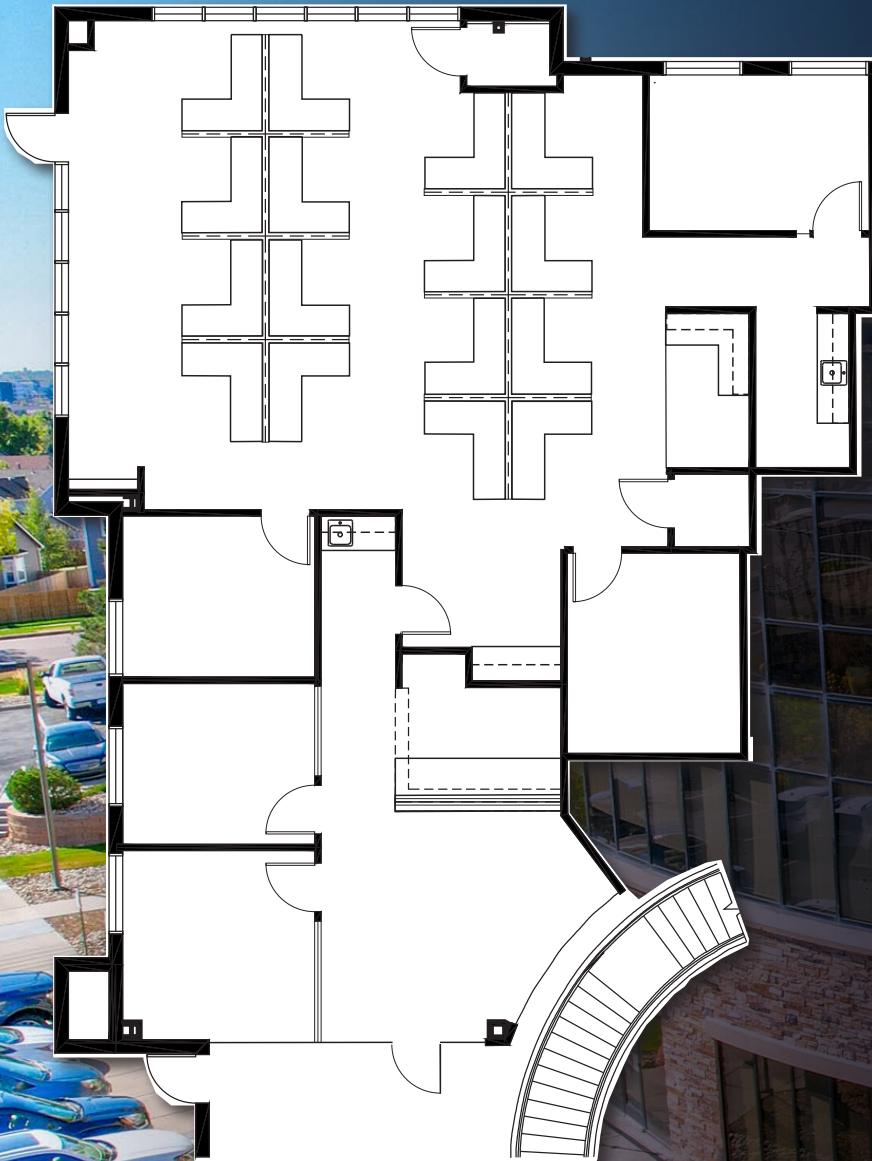
Elevated Family Care

Ridgeview Optometry

SoCO Smiles Orthodontics

Ultimate Image

Immersive Health Management





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



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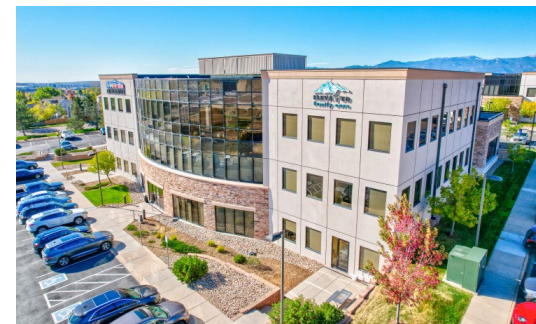


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