

# RESEARCH

8540 Scarborough Drive  
Colorado Springs, CO



**CLASS A MEDICAL OFFICE  
FOR LEASE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

# RESEARCH

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:

**Contact Broker**

### EXPENSES:

**\$14.65 per RSF (2026 estimate)**

### PARKING RATIO:

**5 spaces per 1,000 RSF**

### YEAR CONSTRUCTED:

**2008/2021**

OWNED & MANAGED BY  
**HEALTHCARE  
REALTY**



# 2<sup>ND</sup> FLOOR SUITE 200 - 3,086 RSF

# BUILDING AMENITIES

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

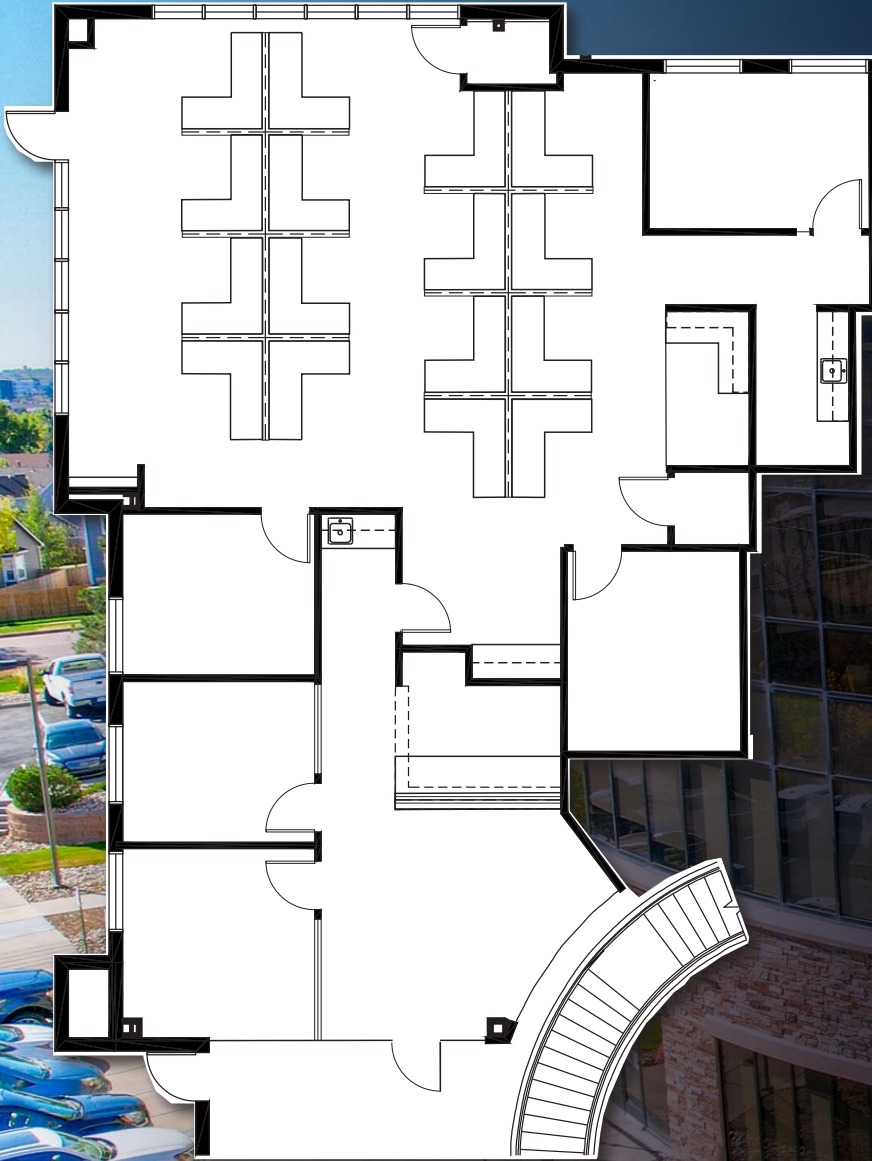
Elevated Family Care

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

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

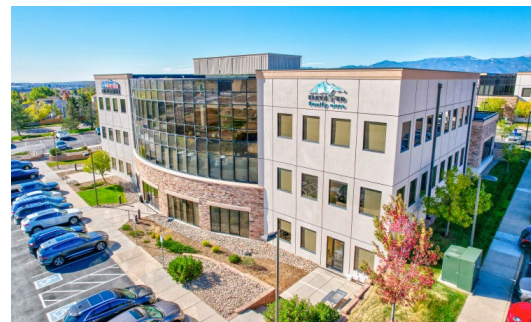
UCHealth Grandview Hospital  
15 Minutes

Penrose St. Francis Main  
25 Minutes

Memorial Hospital  
25 Minutes

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	15,149	95,024	197,331
2024 Households	4,931	33,752	73,106
AVG. HH Income	\$157,980	\$140,615	\$129,513



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