



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



830

TENDERFOOT HILL RD

COLORADO SPRINGS, CO 80906

CLASS A OFFICE/MEDICAL | FOR LEASE





830 TENDERFOOT HILL RD



Building Size
24,300 SF



Parking Ratio
3.29/1,000 RSF



Available Space
4,639 SF



Year Built
1999



Tenant Improvements
Negotiable



Starting Base Lease Rate
\$18.00 per RSF NNN



Stories
3



Monument Signage
Available



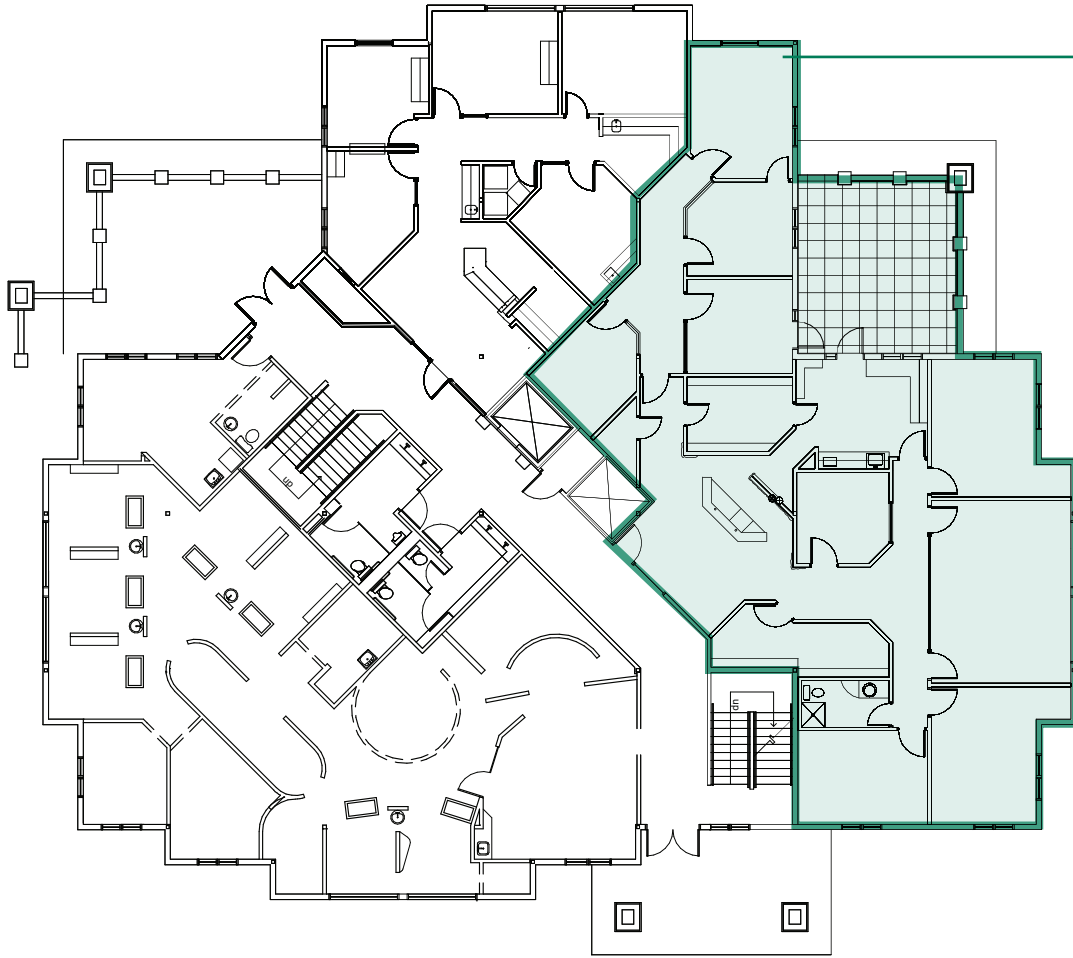
Operating Expenses
\$9.18 per RSF (2025)

As one of the few Class A office buildings in the southern submarket, this property combines a strong tenant mix of medical and professional users with a setting that appeals to a broad range of businesses.

The building features well-maintained common areas, a professionally kept exterior, and ample parking, creating a welcoming environment for tenants and visitors alike. Supported by strong local demographics that cater to the medical community, it stands out as a premier office destination in Colorado Springs.



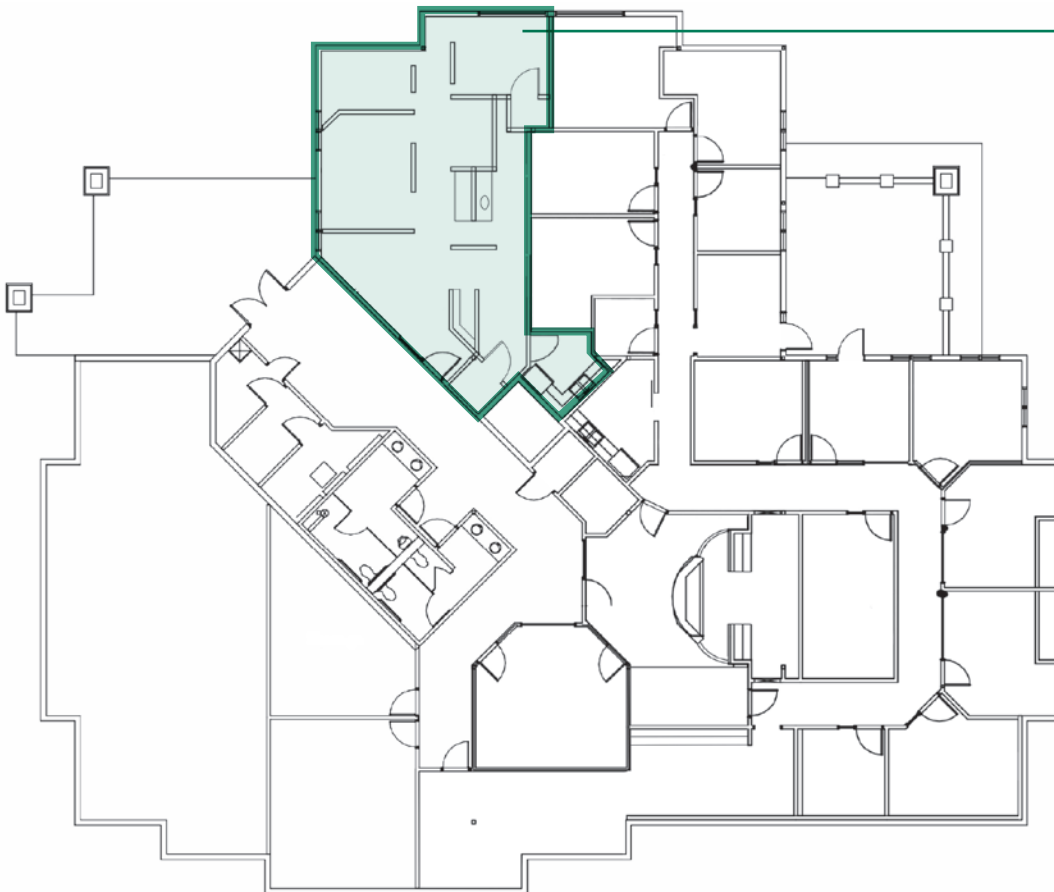
2ND FLOOR



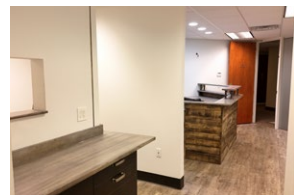
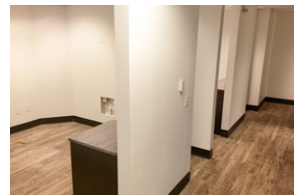
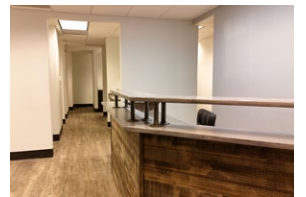
SUITE 200
3,374 RSF

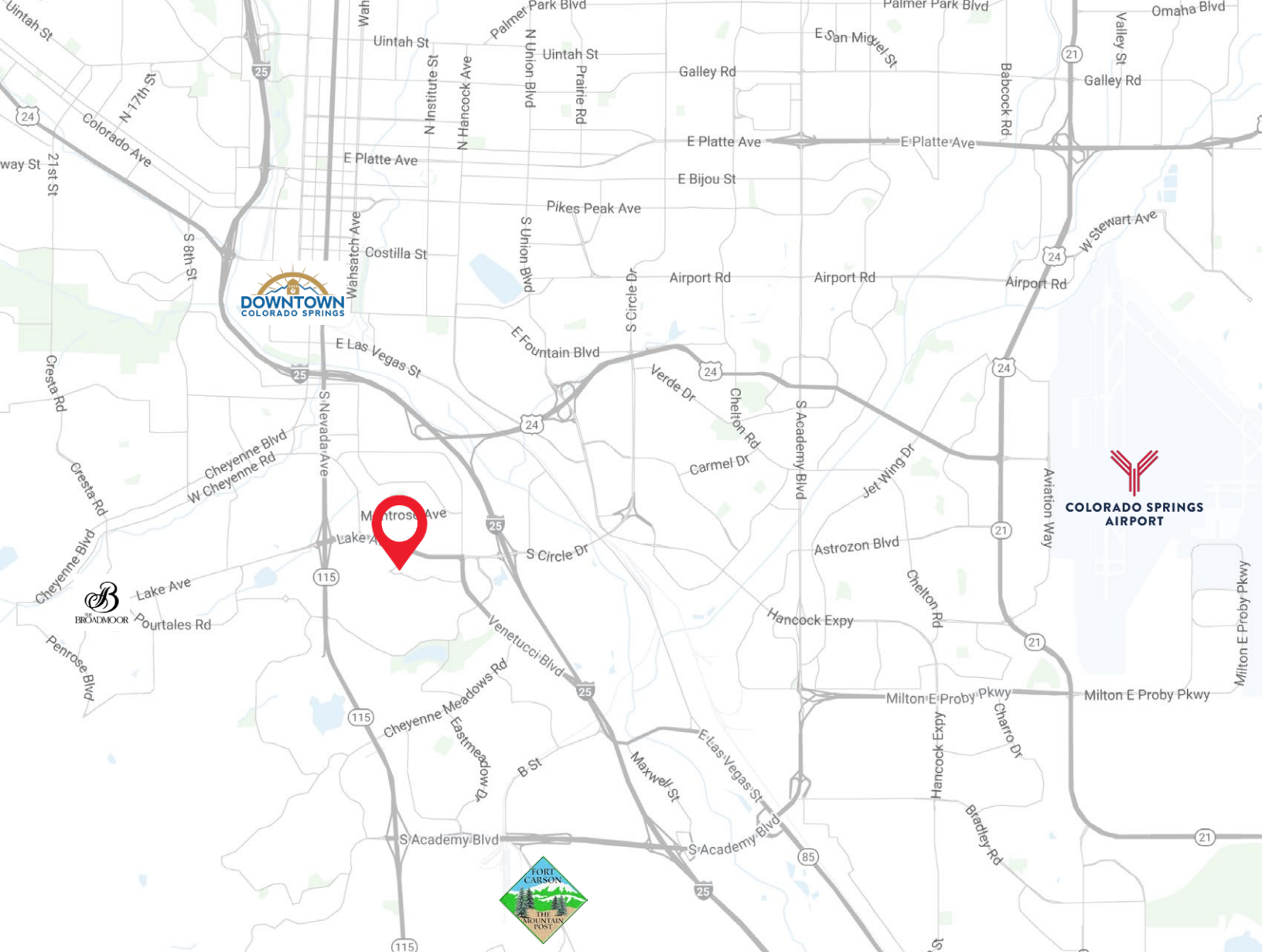


1ST FLOOR



SUITE 150
1,265 RSF





DRIVE TIMES



5 Min. | I-25



10 Min. | Downtown COS



16 Min. | COS Airport



20 Min. | Northgate

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,952	34,696	86,713



POPULATION

1 MILE	3 MILES	5 MILES
10,826	83,536	218,359



AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$78,091	\$84,815	\$80,003



MEDIAN AGE

1 MILE	3 MILES	5 MILES
38	35.2	34.1



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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