



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PENROSE PAVILION

2312 N Nevada Avenue, Colorado Springs, 80917



Class A Medical Office | **15,084 SF FOR SUBLEASE**

SKY
BRIDGE TO
PENROSE
HOSPITAL

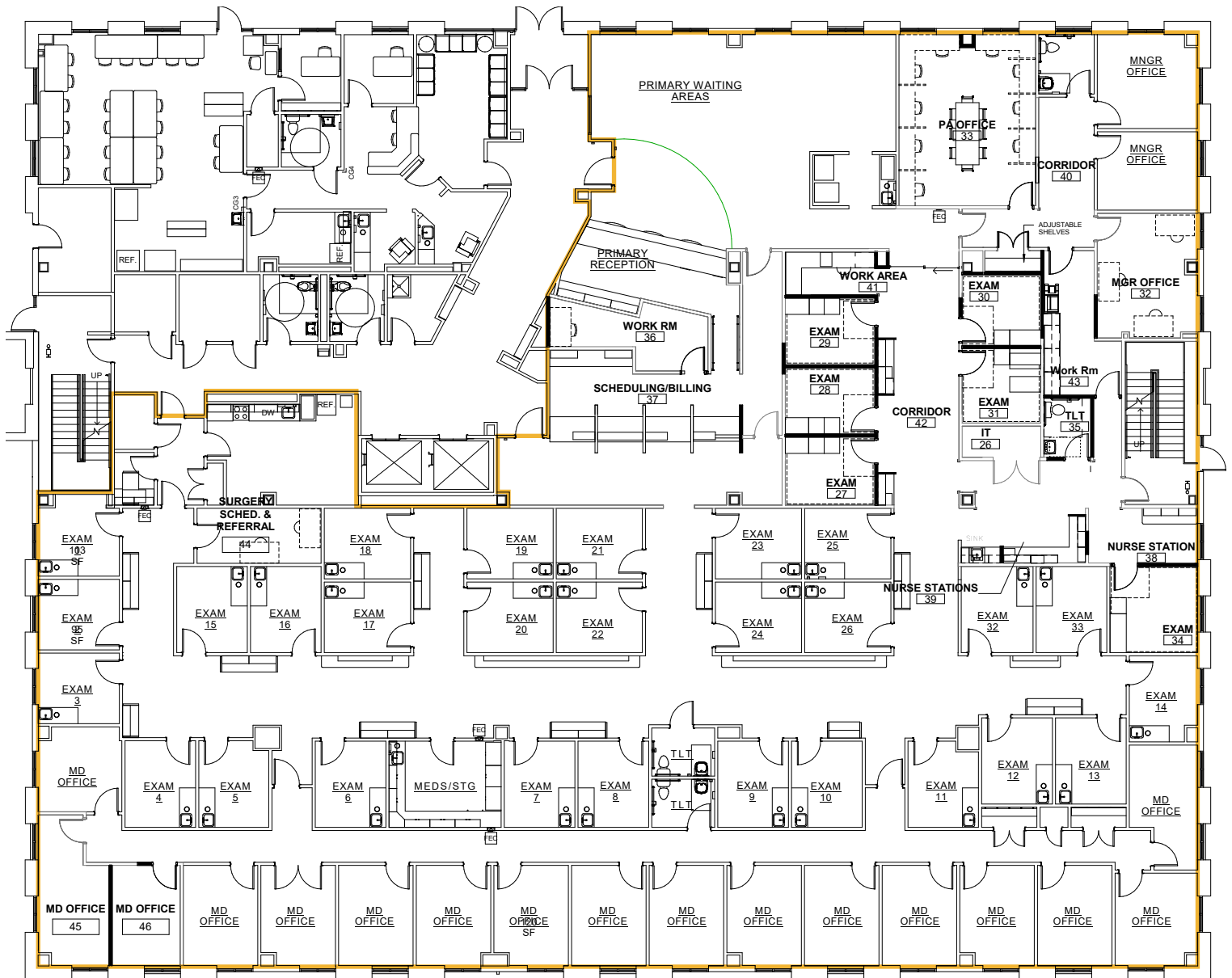


PENROSE PAVILION

BUILDING SIZE:	69,526 SF
STORIES:	4
SUBLEASE SPACE:	Suite 100: 15,084 SF
LEASE RATE:	Contact Broker
OPERATING EXPENSES:	\$15.33 per RSF (2026 estimate)
SUBLEASE TERM:	2/28/2030
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 Rocky Mountain Cancer Center, LabCorp, Centura Breast Care Center
- Increased physician productivity and profitability with referral base

FLOORPLAN



CommonSpirit
Penrose-St. Francis Hospital

SKY
BRIDGE



W FILLMORE ST

N NEVADA AVE

N CASCADE AVE



PENROSE PAVILION

E FONTANERO ST



**CUSHMAN &
WAKEFIELD**

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