

RESEARCH ONE

8540 SCARBOROUGH DRIVE COLORADO SPRINGS, CO 80920

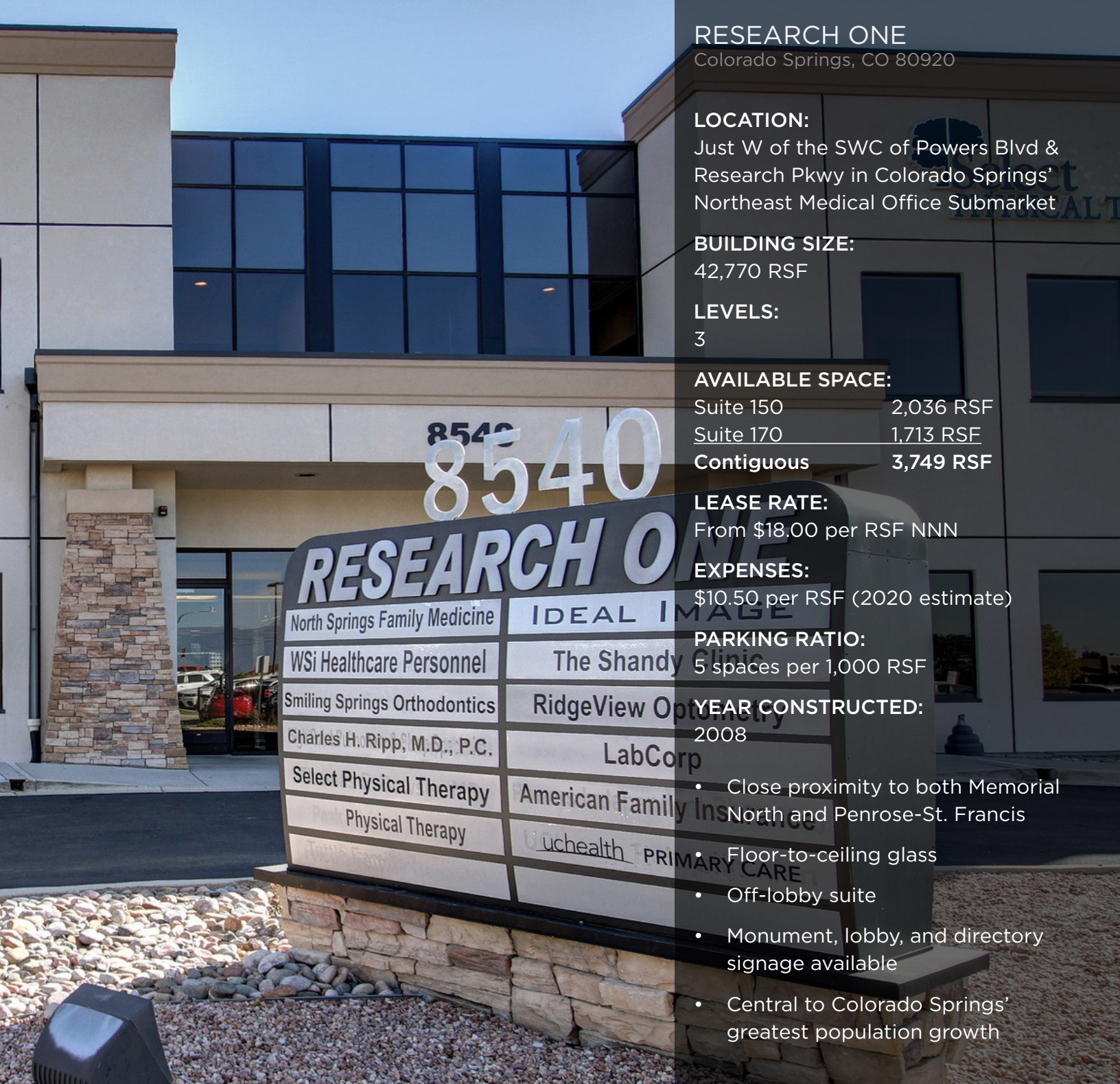


**MEDICAL OFFICE BUILDING
FOR LEASE**



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



RESEARCH ONE
Colorado Springs, CO 80920

LOCATION:
Just W of the SWC of Powers Blvd & Research Pkwy in Colorado Springs' Northeast Medical Office Submarket

BUILDING SIZE:
42,770 RSF

LEVELS:
3

AVAILABLE SPACE:

Suite 150	2,036 RSF
Suite 170	1,713 RSF
Contiguous	3,749 RSF

LEASE RATE:
From \$18.00 per RSF NNN

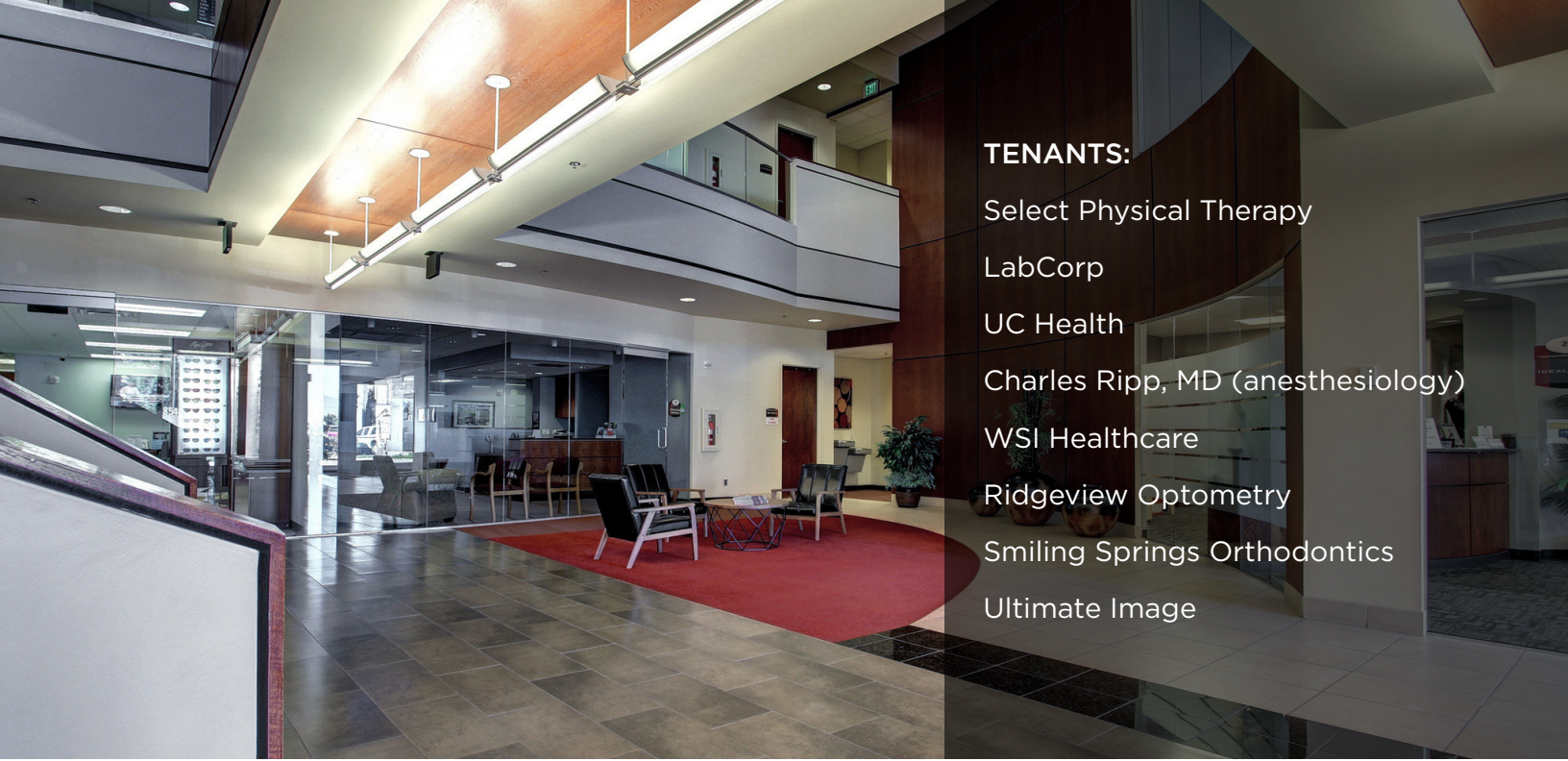
EXPENSES:
\$10.50 per RSF (2020 estimate)

PARKING RATIO:
5 spaces per 1,000 RSF

YEAR CONSTRUCTED:
2008

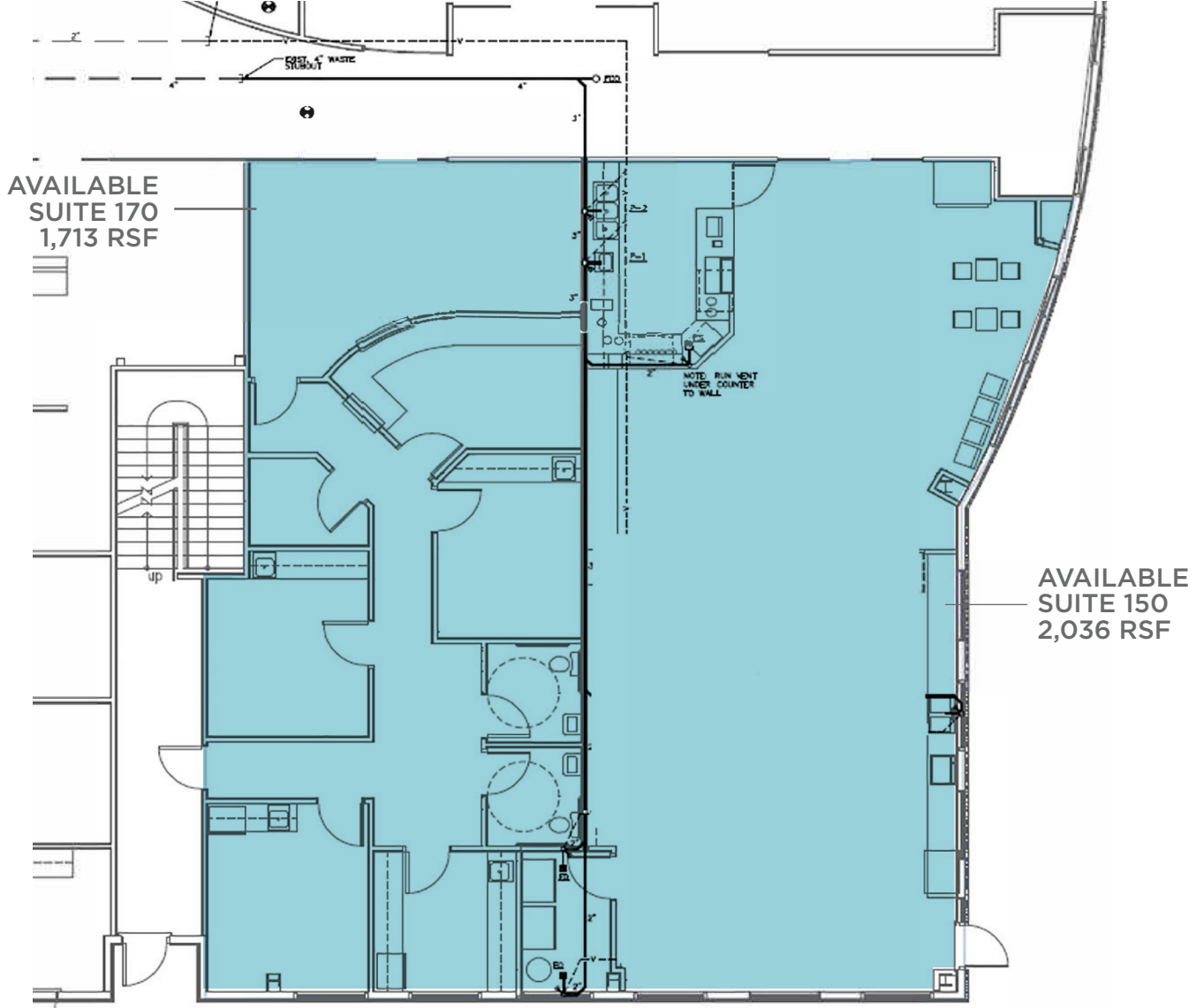
- Close proximity to both Memorial North and Penrose-St. Francis
- Floor-to-ceiling glass
- Off-lobby suite
- Monument, lobby, and directory signage available
- Central to Colorado Springs' greatest population growth





- TENANTS:**
- Select Physical Therapy
 - LabCorp
 - UC Health
 - Charles Ripp, MD (anesthesiology)
 - WSI Healthcare
 - Ridgeview Optometry
 - Smiling Springs Orthodontics
 - Ultimate Image

1st Floor



3,749 RSF Contiguous



EXCLUSIVE LEASING AGENT

DAVID SCHROEDER II

Director

+1 719 418 4066

dschroeder@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

2 N Cascade Avenue, Suite 720 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

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