



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PENROSE PAVILION

2312 N Nevada Avenue, Colorado Springs, 80917



Class A Medical Office
FOR LEASE

PROPERTY HIGHLIGHTS

PENROSE PAVILION

2312 N Nevada Avenue, Colorado Springs, CO

BUILDING SIZE:	69,526 SF
STORIES:	4
AVAILABLE SPACE:	Suite 110: 1,845 SF
LEASE RATE:	Contact Broker
OPERATING EXPENSES:	\$14.69 per RSF (2025 estimate)
TERM OF LEASE:	5-10 years
PARKING RATIO:	5 per 1,000 RSF

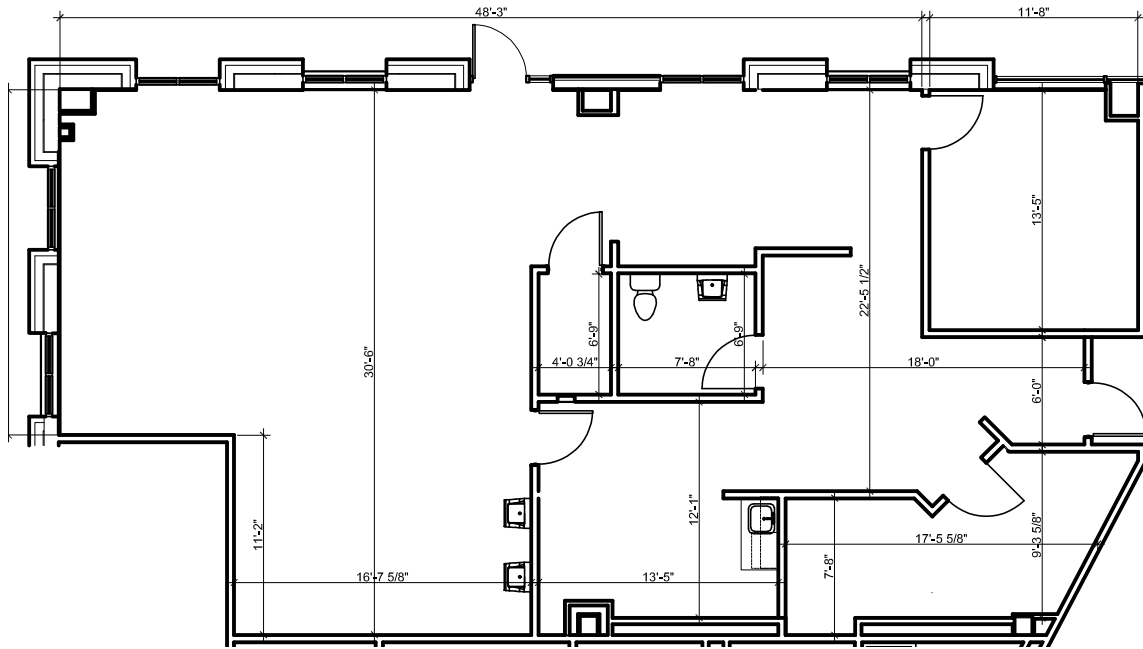
- Class-A interior and finish
- Connected to Penrose Hospital and PENRAD Imaging through sky bridge
- LEED certified by the U.S. Green Building Council
- Secured/Electronic Keyed Entry
- Quick access to I-25
- Excellent patient parking ratio and demographics
- Wifi access
- Private physician parking
- Access to competitive patient population
- Join Colorado Springs Neurological Associates, Rocky Mountain Cancer Center, LabCorp, Centura Breast Care Center
- Increased physician productivity and profitability with referral base



SKY
BRIDGE TO
PENROSE
HOSPITAL

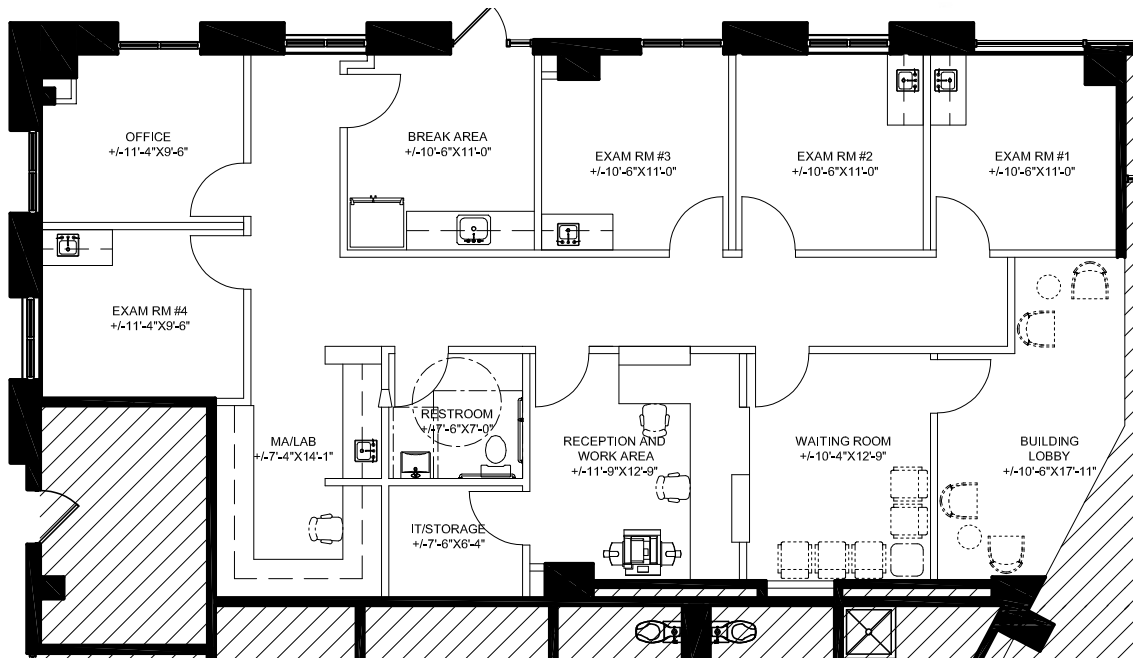


CURRENT FLOOR PLAN



1,845 RSF

CONCEPT PLAN



1,681± RSF



DOWNLOAD CONCEPT PLAN

CommonSpirit
Penrose-St. Francis Hospital

SKY
BRIDGE

INTERSTATE
25

W FILLMORE ST

N NEVADA AVE

N CASCADE AVE

PENROSE PAVILION

E FONTANERO ST

PETER SCOVILLE

Principal

+1 719 418 4063

pscoville@coscommercial.com

GREG PHANEUF

Principal

+1 719 418 4064

gphaneuf@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

90 S Cascade Avenue, Suite 1150

Colorado Springs, CO 80903

+1 719 634 1500

coscommercial.com

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