

OFFICE/MEDICAL FOR LEASE



Colorado Springs
Commercial



6985 TUTT BLVD

*TUSCANY PLAZA
COLORADO SPRINGS, CO 80923*



53,418 VPD
Powers Blvd & Woodmen Rd

WOODMEN RD

Aspen
Dental

Penrose-St. Francis
Health Services
Centura Health.

Centura Health.

iron horse
PEDIATRICS

HEART & VASCULAR
PARTNERS

Creative Hope Counseling

Peak View
BEHAVIORAL HEALTH

POWERS BLVD

21

PEAKMED

WEE CARE
PEDIATRICS

CAMPFIRE SMILES
PEDIATRIC DENTISTRY

REJUVENATE
medspa

TUTT BLVD

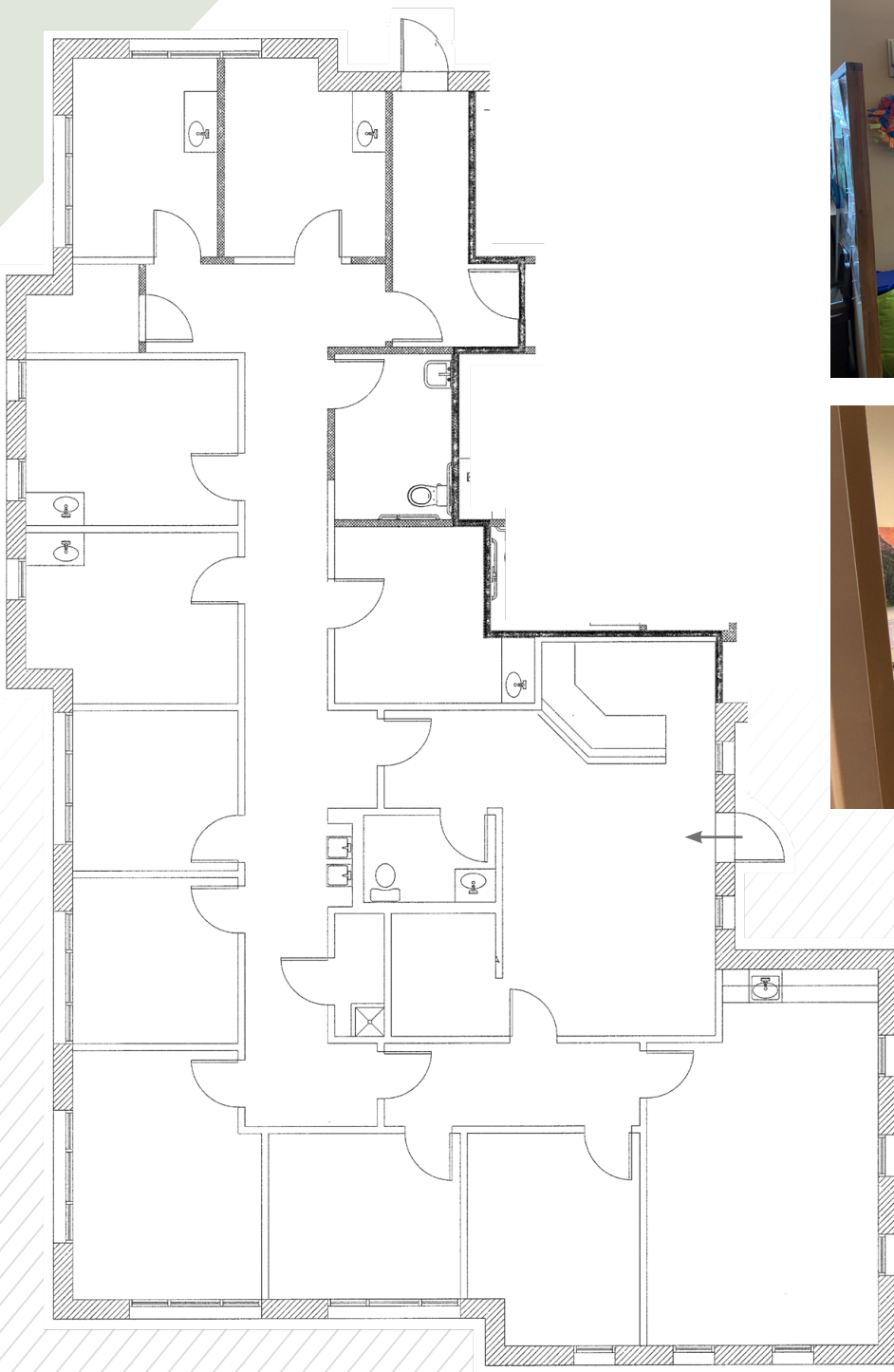
Property Highlights

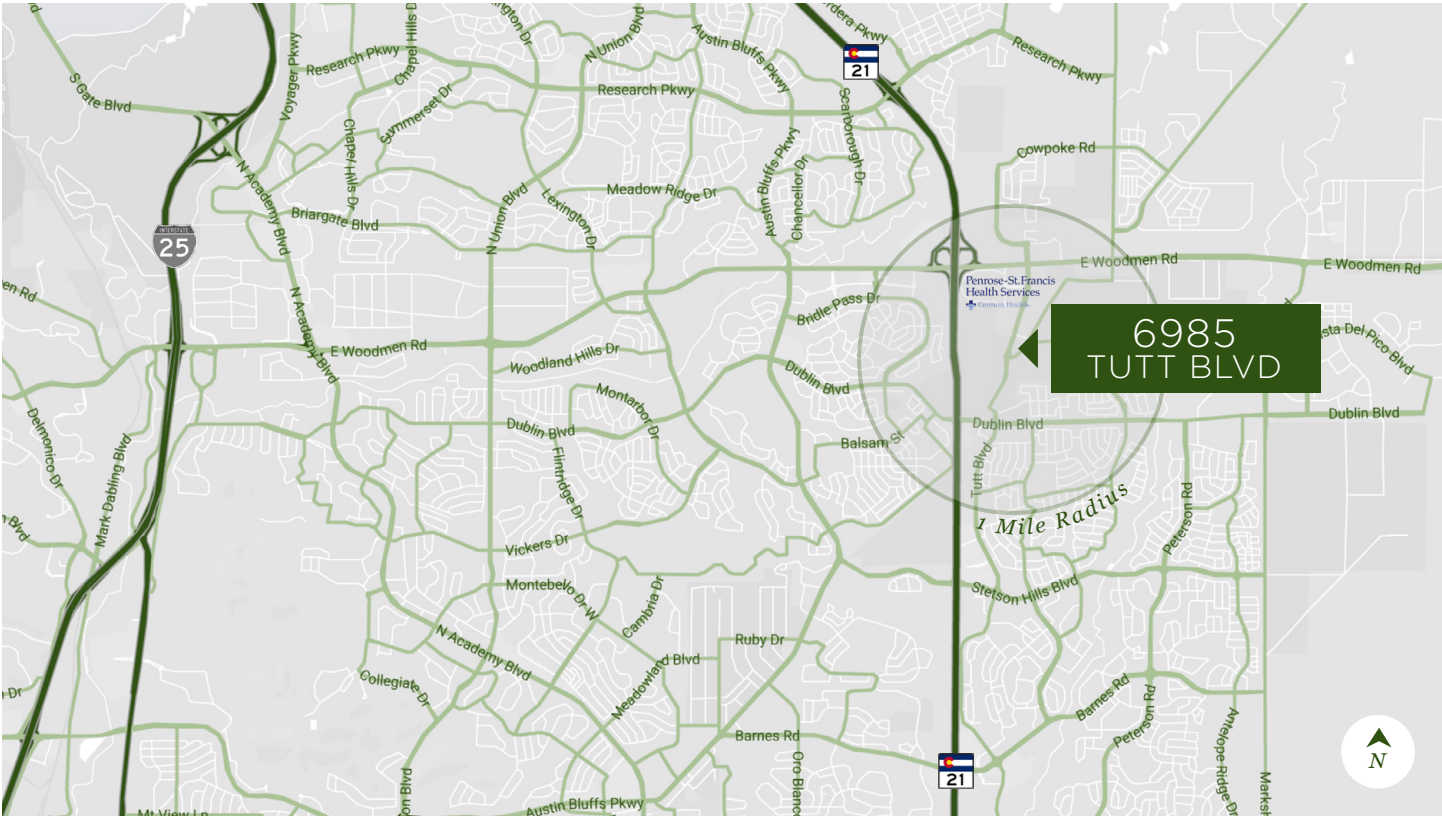
BUILDING AREA	4,764 SF
SPACE AVAILABLE	Suite 100: 2,846 RSF Available October 1, 2023
STORIES	1
Y.O.C.	2014
GROSS LEASE RATE	\$29.00/RSF
PARKING RATIO	6.30/1,000 RSF

- Class-A Medical Office building
- 7 minutes to Penrose St. Francis
- 10 minutes to Memorial Hospital North & Children's Hospital
- Located off of Tutt Blvd, south of Dublin Blvd, with easy access to Powers Blvd and surrounded by plentiful amenities
- Fantastic second generation medical space
- Gross lease providing tenant security in knowing their payment for the term of the lease
- High quality finishes
- Strong demographics and traffic counts

2,846 RSF

Floorplan





11,679
 2023 POPULATION
 within 1 mile

4,096
 2023 HOUSEHOLDS
 within 1 mile

\$114,338
 AVG. HOUSEHOLD INCOME
 within 1 mile

111,166
 2023 POPULATION
 within 3 miles

38,973
 2023 HOUSEHOLDS
 within 3 miles

\$116,753
 AVG. HOUSEHOLD INCOME
 within 3 miles

Area Amenities

18
 RESTAURANTS
 within 1 mile

19
 RETAIL OPTIONS
 within 1 mile

2
 HOTELS
 within 1 mile

7
 MULTI-FAMILY
 within 1 mile

CONTACT INFORMATION

GRANT SEANOR
 Director
 +1 719 418 4071
 gseanor@coscommercial.com



**CUSHMAN &
 WAKEFIELD**

**Colorado Springs
 Commercial**

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