

# Interquest 2

9925 Federal Drive



**INTERQUEST 2** is the newest, most efficient and cost-effective single-story medical office building in the North I-25 submarket, with a LEED Silver Certification and no common areas, providing a 15% increase in efficiency and cost-savings compared to traditional medical office buildings.

Flexible spaces, ranging from 7,000 to 20,439 RSF, are designed to fit tenant needs. This thoughtfully designed building offers features like direct tenant and patient access, ample parking with potential for covered physician parking, potential building signage and an on-site ambulatory surgery center.

Located just east of I-25 & Interquest Parkway, Interquest 2 has multiple access points from Interquest and Voyager Parkways. The surrounding Interquest area offers best-in-class retail, lodging, dining, and entertainment with over 700,000 square feet of total retail space including 40+ restaurants. Interquest 2 is minutes away from local hospitals and health care centers.

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**ADDRESS** 9925 Federal Drive  
Colorado Springs, CO 80921

**SIZE** 54,057 SF

**PARKING** 4.46/1,000

**YEAR BUILT** 2008

**SPACE AVAILABLE** 7,000 to 20,439 RSF

**ASKING RATE** \$22.00/RSF, NNN

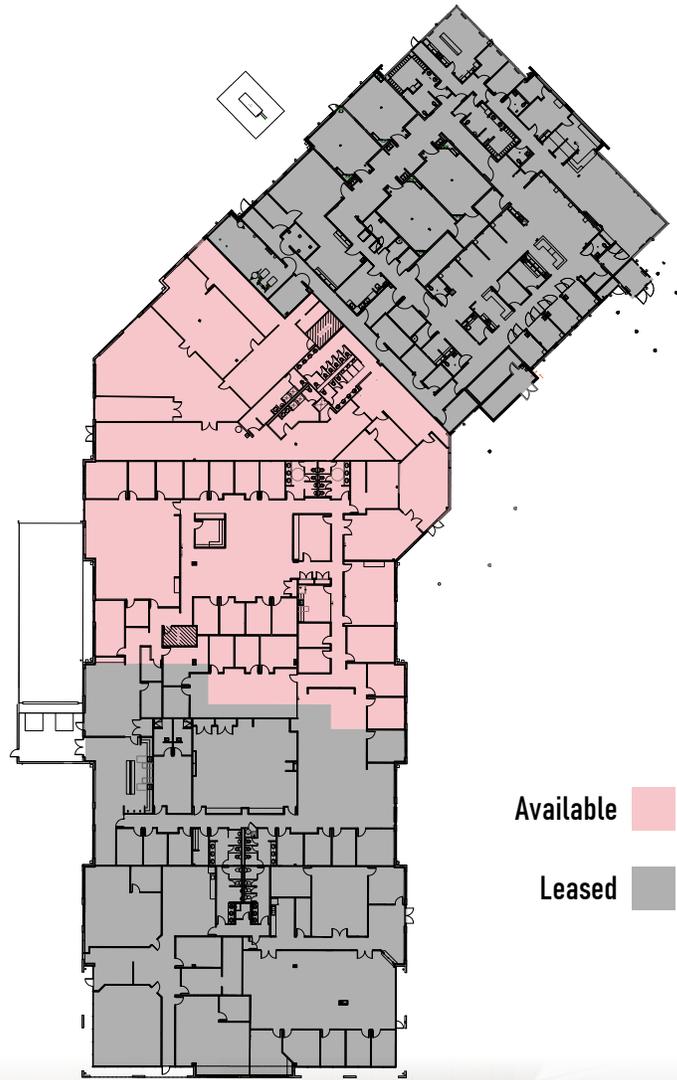
**OPERATING EXPENSE** \$9.23/RSF (2026 estimate)

**ZONING** BP HR

**CEILING HEIGHT** 10'

**DECK HEIGHT** 17'

**ELECTRICAL** 600-amp, 480/277-volt, 3-phase,  
4-wire, alternating current



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## INTERQUEST BUSINESS CAMPUS

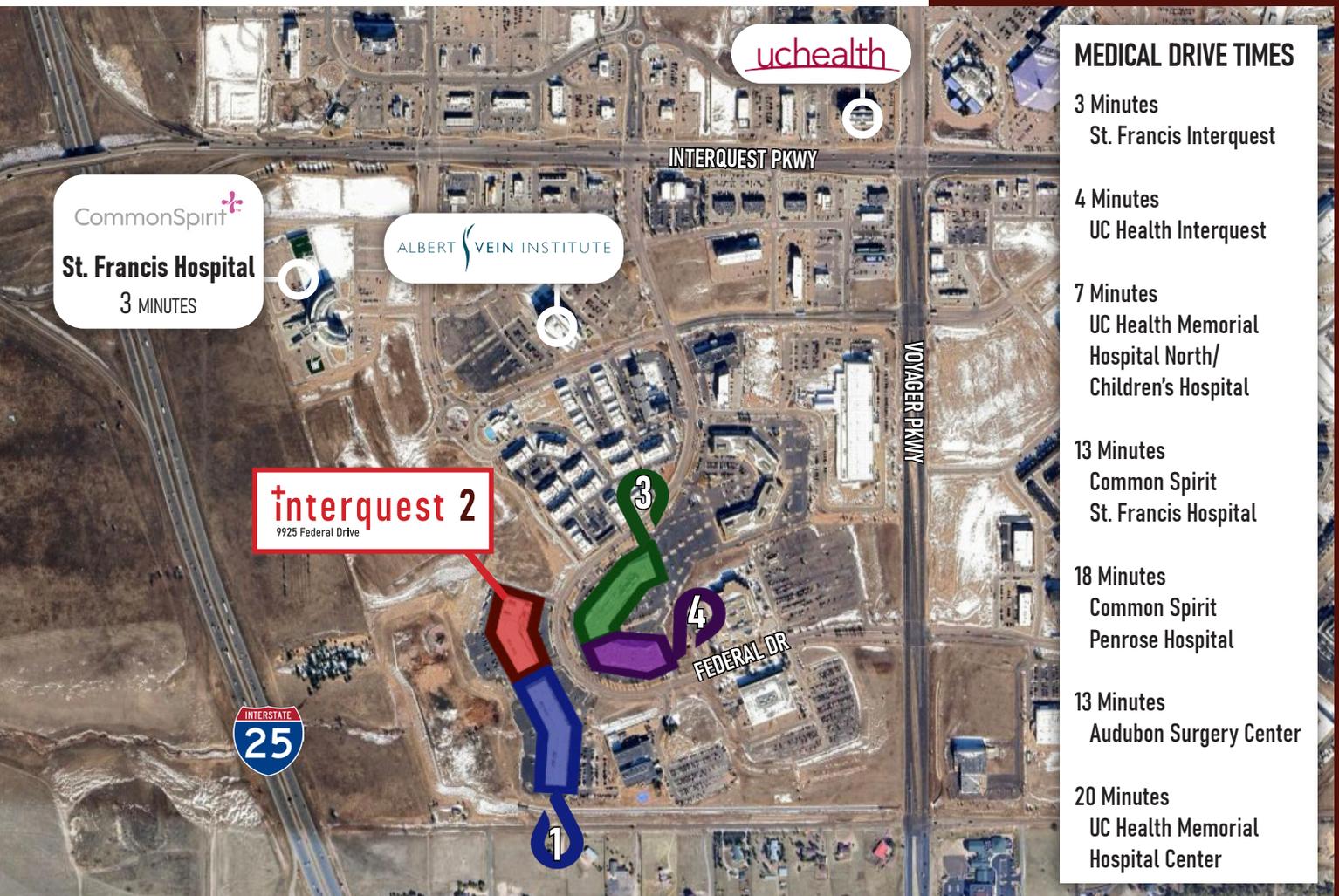
Interquest Business Campus is Colorado Springs' fastest-growing commercial development, situated east of the Air Force Academy. It offers easy access to I-25, unobstructed views of the Front Range, and proximity to employee and executive housing, as well as the area's newest retail, dining, entertainment, and lodging options. Interquest 2 is part of a four-building, 241,232 square foot, Class-A, single-story office campus. As the only Medical Office Building (MOB) on the campus and the only single-story MOB within the Park and North I-25 Submarket, Interquest 2 provides the most efficient clinic and office space compared to nearby competitors.

Tenants enjoy direct control over their entrances, with patient parking conveniently located steps away from physician offices. The building features an on-site ambulatory surgery center and is less than a three-minute drive from St. Francis Hospital - Interquest, the newest hospital in Colorado Springs. This combination of features and location makes Interquest 2 an ideal setting for healthcare providers, offering a unique blend of accessibility, efficiency, and proximity to key medical facilities.

## BY THE NUMBERS

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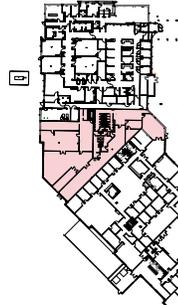
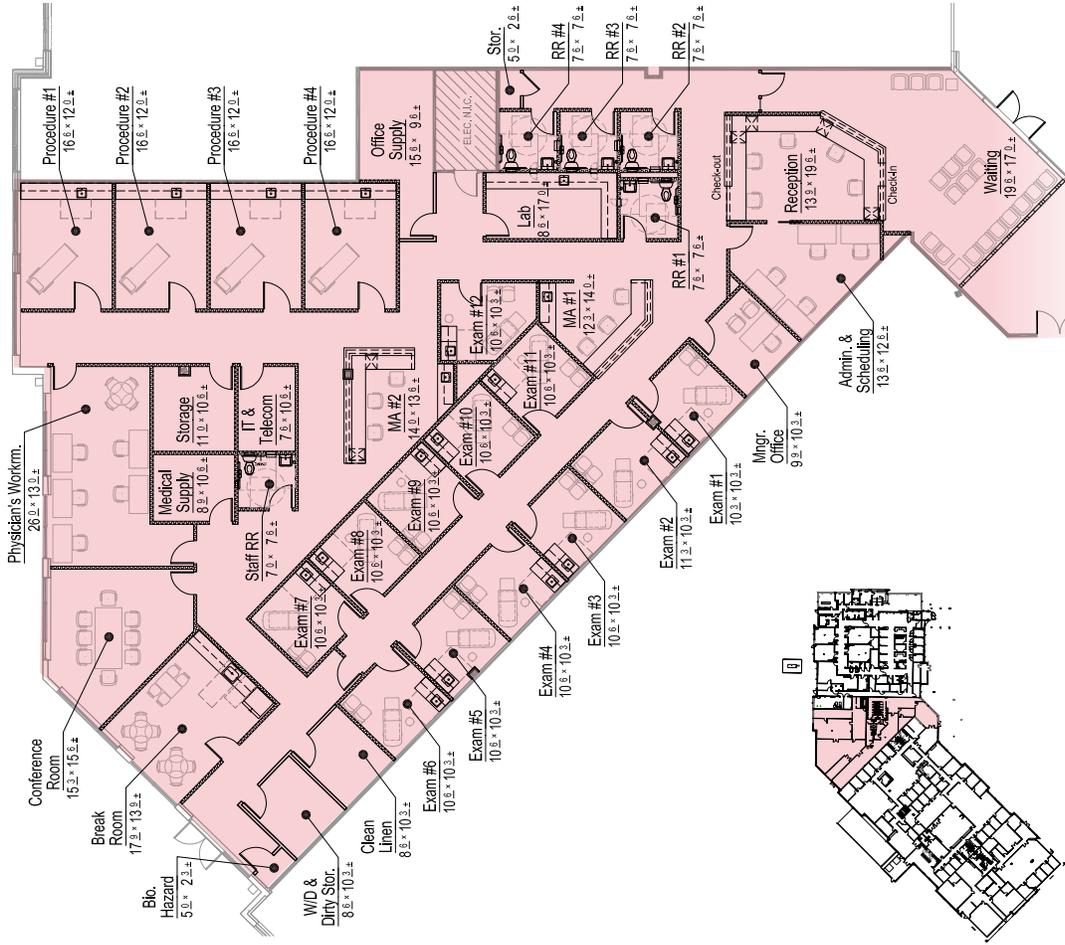
INDIVIDUALS:	<b>198,121</b>
MEDIAN AGE:	<b>37 years old</b>
MEDIAN INCOME:	<b>\$111,556</b>
ANNUAL POP. GROWTH:	<b>1%</b>
WORKERS (DAY):	<b>159,201</b>
BUSINESSES:	<b>4,197</b>
SF OFFICE SPACE:	<b>9.8 Million</b>
SF RETAIL SPACE:	<b>9.6 Million</b>



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**HYPOTHETICAL SPEC SUITES**



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