

MEDICAL OFFICE SPACE FOR LEASE

850 STOUT RD

COLORADO SPRINGS, CO 80921

NOW PRE LEASING!



Conceptual Rendering. Image courtesy of RTA Architects.

PROPERTY INFORMATION

850 STOUT RD offers an exciting opportunity to become part of the rapidly growing North Gate area. The property is located within 30 minutes of Downtown Colorado Springs and approximately 30 minutes from the Denver Metro Area.

- Shovel-Ready lot
- Pre-leasing medical office space

BUILDING SIZE:	24,198 SF
LAND SIZE:	55,793 SF (1.28 AC)
LEASE RATE:	\$29.00 / SF NNN
NNN EXPENSES (2025 Est):	\$12.00 / SF
ZONING:	PIP1 HR

DEMOGRAPHICS

Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2024 Est. Population	8,010	34,791	136,343
2024 Est. Households	2,856	12,576	50,522
2024 Est. Avg. HH Income	\$179,660	\$179,669	\$165,406

Radius - Miles

	1 MILE	3 MILES	5 MILES
2024 Est. Population	6,097	31,841	71,137
2024 Est. Households	2,052	11,686	24,180
2024 Est. Avg. HH Income	\$188,658	\$187,533	\$184,829

Traffic Counts (ADT 2022)

Voyager Pkwy at Firenze Hts E	15,955 VPD
Voyager Pkwy at Spectrum Loop N	12,656 VPD

Source: 2024 US Estimate, Esri and CoStar Group, All Rights Reserved



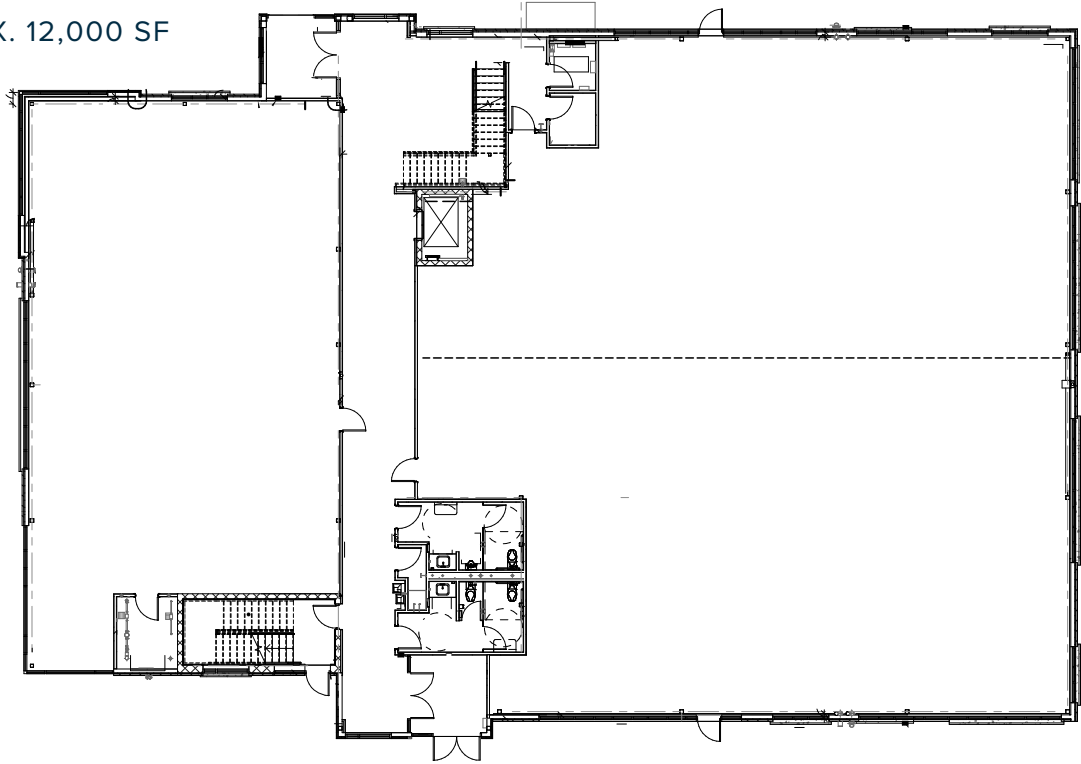
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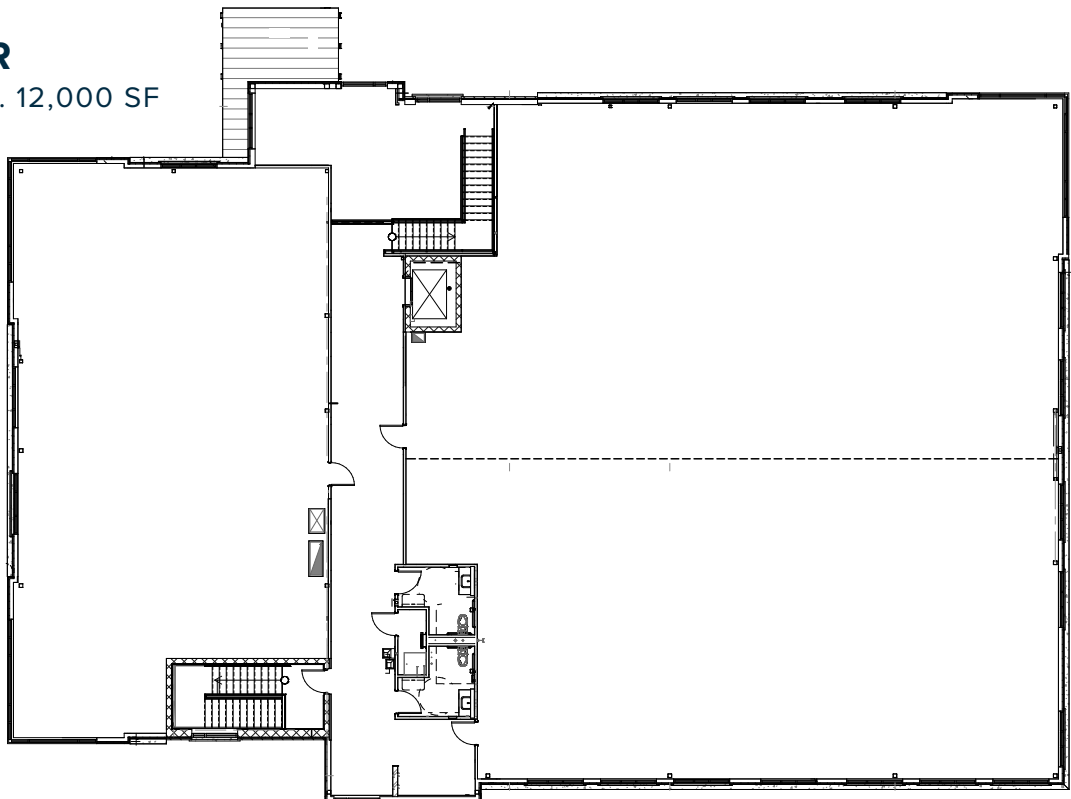
FIRST FLOOR

(PROPOSED) APPROX. 12,000 SF



SECOND FLOOR

(PROPOSED) APPROX. 12,000 SF



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