

MEDICAL / OFFICE SPACE FOR LEASE

9348 Grand Cordera Pkwy

COLORADO SPRINGS, CO 80924



9348 GRAND CORDERA PARKWAY is a well-maintained Class B medical/office building located in the Briargate submarket. Positioned just minutes from Powers Boulevard and Briargate Parkway, the property offers excellent accessibility to major arterial routes and surrounding residential neighborhoods

- 2,427 SF second-floor medical suite available
- Efficient medical layout with reception, waiting area, exam rooms & private offices
- Established medical and professional office environment
- Strong Briargate demographics and daytime population
- Ample parking available
- Ideal for medical, wellness, or professional office users seeking visibility, accessibility, and a high-quality patient experience

BUILDING SIZE:	52,314 SF <i>Source: El Paso County Assessor</i>
AVAILABLE SPACE:	Suite 210: 2,427 SF
LEASE RATE:	\$22.00 / SF NNN
NNN EXPENSES:	\$12.72 / SF (2025 Est.) (Janitorial not included)
YEAR BUILT:	2008
ZONING:	MX-M

