

# 9524 Federal Dr.

Colorado Springs, CO 80921

**FOR LEASE**



**For More Information  
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COMMERCIAL PARTNERS  
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# OFFERING SUMMARY



## AVAILABLE SF:

1,779-2,400 SF



## LEASE RATE:

\$28-30 SF/Yr



## ZONING:

PDZ

## Parking Ratio:

3/34 per 1,000

# AREA DEMOGRAPHICS

## 1 MILE

Total Households | **1,983**  
Total Population | **4,754**  
Average HH Income | **\$136,589**

## 3 MILES

Total Households | **11,130**  
Total Population | **30,505**  
Average HH Income | **\$154,608**

## 5 MILES

Total Households | **39,213**  
Total Population | **109,168**  
Average HH Income | **\$136,390**

Brand new, upscale office or medical building for lease in the Foothill Farms Office Complex. Between 1,779-2,400 SF of useable square footage that can be demised. This property is located in the rapidly growing part of northern Colorado Springs, off Voyager Parkway.





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