

Interquest 2

9925 Federal Drive



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The
Opportunity

2

The
Location

3

The
Building

4

Interquest
Business Park

1

The Opportunity

The newest single story medical office building in the North I-25 market, Interquest 2 offers unmatched tenant and patient experience. Thoughtfully designed to the highest standard, the building provides:



Flexible spaces ranging from 2,000 to 29,000 RSF of space designed to tenant needs.



Located in the heart of Interquest with easy access to St. Francis Hospital, Interquest and I-25.



On-site Surgery Center



No common areas mean a 15% increase in efficiency and cost saving compared to traditional medical office buildings.



2

The Location

Medical Drive Times
3 Minutes
St. Francis Interquest
4 Minutes
UC Health Interquest
7 Minutes
UC Health Memorial Hospital North/ Children's Hospital
13 Minutes
Common Spirit St. Francis Hospital
18 Minutes
Common Spirit Penrose Hospital
13 Minutes
Audubon Surgery Center
20 Minutes
UC Health Memorial Hospital Center



Located just east of I-25 & Interquest Parkway, the building provides multiple access points from Interquest and Voyager Parkways. With direct patient access from the expansive surface parking lot, and multiple dedicated tenant entrances, the Interquest Campus offers best in class retail, lodging, dining, and entertainment with over 700,000 square feet of retail space. The campus has 1.7M square feet of office space with approximately 85,000 employees in a 5 mile radius, over 1,800 Class A luxury apartment units, with nearly 300 additional units under construction.

Amenities Aerial

3

The Building

Interquest 2

9925 Federal Drive

THE BUILDING

Address
9925 Federal Drive
Colorado Springs, CO 80921

Size
54,057 SF

Parking
4.46/1,000

Year of Construction
2008

Zoning
PIP1

AVAILABILITY

Space Available
2,000 to 20,439 RSF

Asking Rate
\$22.00/RSF, NNN

Operating Expense
\$9.23/RSF (2026 estimate)

BUILDING SPECIFICATIONS

Ceiling Height
10'

Deck Height
17'

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

HIGHLIGHTS

Best-in-Class Single-Story Medical Office Building

Easy Access to I-25 and proximate to nearby retail
and restaurants

LEED Silver Certification

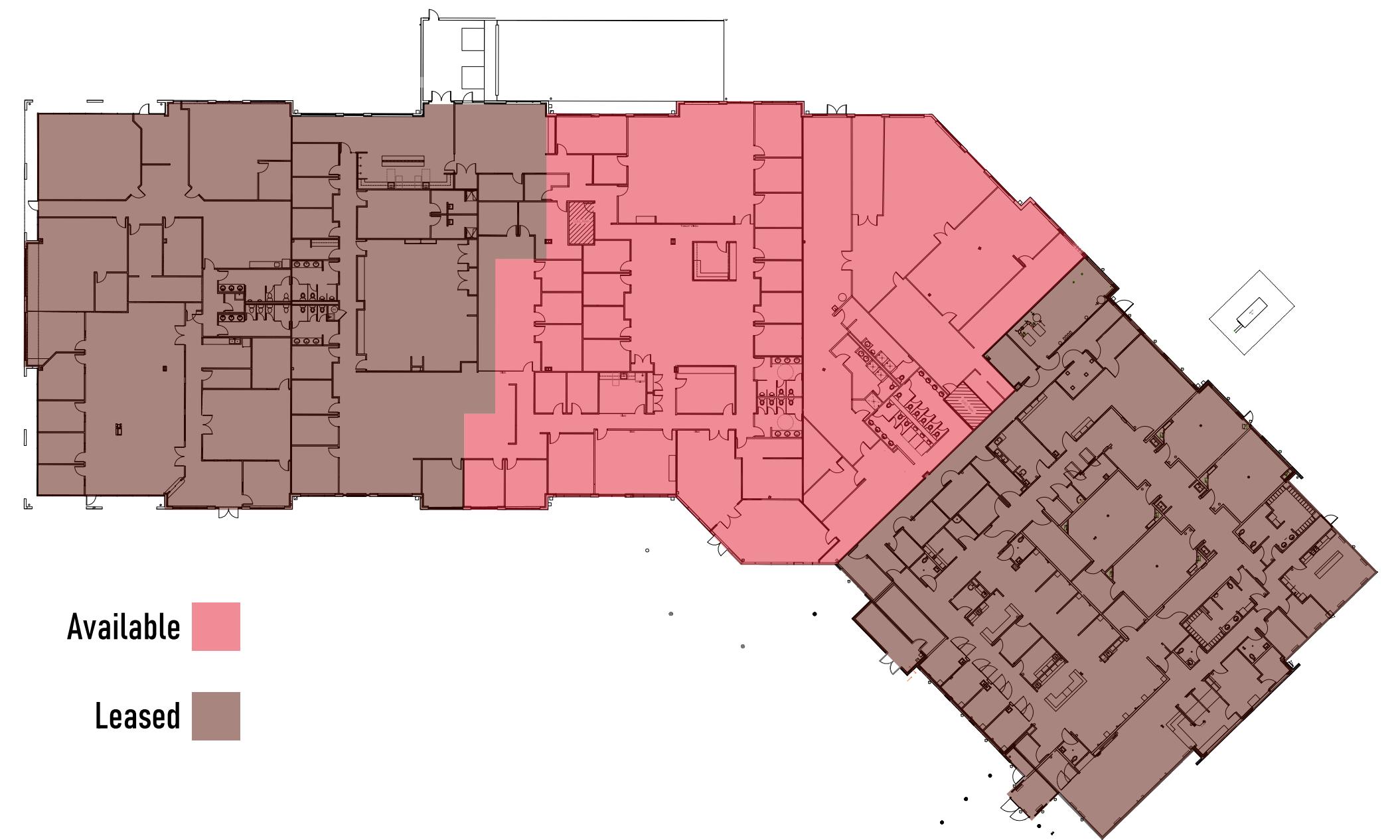
Potential Building Signage Available

Most efficient and cost-effective multi-tenant
Medical Office Building in the North I-25 Submarket

Potential covered physician parking

Direct Tenant & Patient Access

On-site Ambulatory Surgery Center



Site Plan

Hypothetical Spec Suites



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Interquest
Business Park

Interquest 2

9925 Federal Drive

BY THE NUMBERS, 5 MILE RADIUS

CITIZENS		BUSINESS	
135,656	INDIVIDUALS	61,383	HOMES
37	MEDIAN AGE	\$141,579	HOUSEHOLD INCOME
5%		9.8 MILLION SQUARE FEET OF OFFICE SPACE	
ANNUAL POP GROWTH		4,197 BUSINESSES	
9.6 MILLION SQUARE FEET OF RETAIL SPACE			

INTERQUEST BUSINESS CAMPUS

Interquest Business Park 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.