



# CLASS "A" MEDICAL OFFICE

FOR LEASE or BUILD-TO-SUIT



719-209-3162 | 719-332-0044

10101 NEW ALLEGIANCE POINT | COLORADO SPRINGS, COLORADO 80921

[WWW.NHRD.COM](http://WWW.NHRD.COM)

**NHRD**<sup>®</sup>  
HEALTHCARE REAL ESTATE

(239) 687-3505



# TABLE OF CONTENTS

**01**

## EXECUTIVE SUMMARY

Offering Summary \\ Property Highlights \\ Location Highlights

**05**

## PROPERTY OVERVIEW

Site Plan \\ Floor Plans

**12**

## AREA OVERVIEW

Neighboring Facility \\ Surrounding Developments \\ Demographics

## EXECUTIVE TEAM



### Jecoa Byrnes, CCIM

NHRD President

[jecoa.byernes@nhrd.com](mailto:jecoa.byernes@nhrd.com)

(303) 390-1055



### Bryan Sechrist

NHRD VP Development

[bryan.byernes@nhrd.com](mailto:bryan.byernes@nhrd.com)

(512) 640-4243



### Michael Palmer, SIOR

Quantum Commercial Group Inc  
Senior Broker

[mpalmer@quantumcommercial.com](mailto:mpalmer@quantumcommercial.com)

(719) 332-0044



### Paul Palmer

Quantum Commercial Group Inc  
Broker Associate

[ppalmer@quantumcommercial.com](mailto:ppalmer@quantumcommercial.com)

(719) 209-3162



# EXECUTIVE SUMMARY

INTERQUEST MEDICAL CAMPUS

10101 New Allegiance Point, Colorado Springs, CO 80921





# OFFERING SUMMARY

## INTERQUEST MEDICAL CAMPUS

**Location** 10101 New Allegiance Point  
Colorado Springs, CO 80921

**Building Size** Up to 60,000 Sq. Ft.

**Delivery** 2025

**Available Suites** 2,500-60,000 Sq. Ft.

**Current Use** Medical Office

**Use Restrictions** None

**Utilities** Water, Sewer

**Parking** 5/1,000

**Price** **\$32-\$36 NNN**

# PROPERTY HIGHLIGHTS

NEW ALLEGIANCE DR.



INTERQUEST  
MEDICAL CAMPUS

## INTERQUEST MEDICAL CAMPUS

60,000 SQ. FT.

Adjacent to Centura's newly planned  
1M+ sf medical campus

Centura Health Spine Hospital



Core + location at I-25 & Interquest Pkwy

Large customizable floor plates

Building & monument signage available

Medical parking ratio of 5/1,000

No use restrictions

Physician investment available

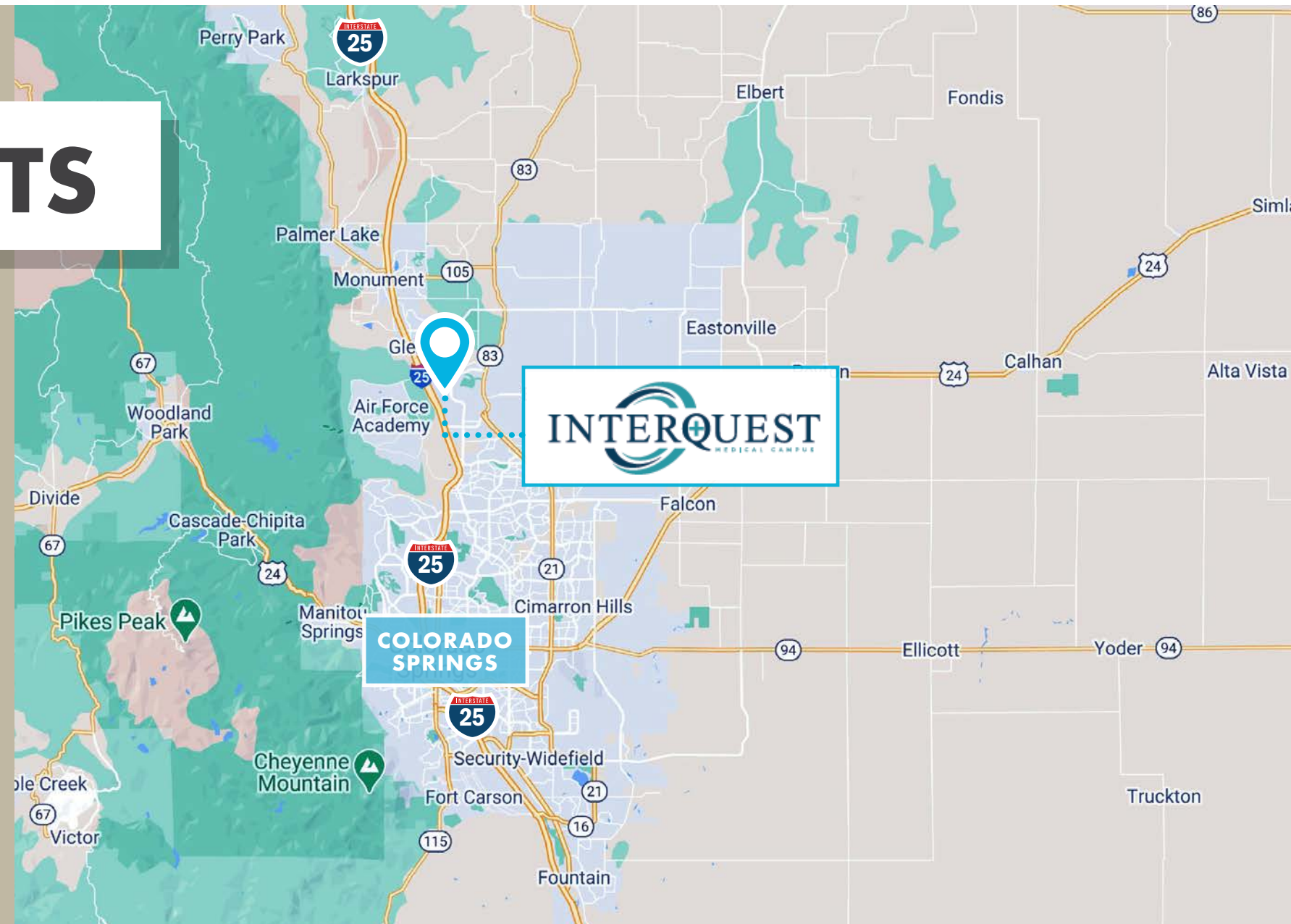
This two-phase campus offers sweeping  
views of the Front-Range and Pikes Peak

Join Centura Health and dozens of other  
world-class medical practices on the rapidly  
growing north end of Colorado Springs

AVAILABLE IN LATE 2025



# LOCATION HIGHLIGHTS



- ▲ Interquest Medical Campus is located just east of Interstate 25 and is surrounded by significant commercial and residential growth.
- ▲ The building is adjacent to Centura Health Hospital and 56 acre Campus, In-N-Out, ENT Credit Union, Progressive Insurance, and Scheels.
- ▲ 12 miles from downtown

# PROPERTY OVERVIEW

INTERQUEST MEDICAL CAMPUS

10101 New Allegiance Point, Colorado Springs, CO 80921





# SITE PLAN



NEW ALLEGIANCE DR.

INTERQUEST  
MEDICAL CAMPUS

## SITE DATA

---

60,000 SQ FT.  
MOB

---

3.16 ACRES  
SITE AREA

---

5.4/1,000  
PARKING PROVIDED

---

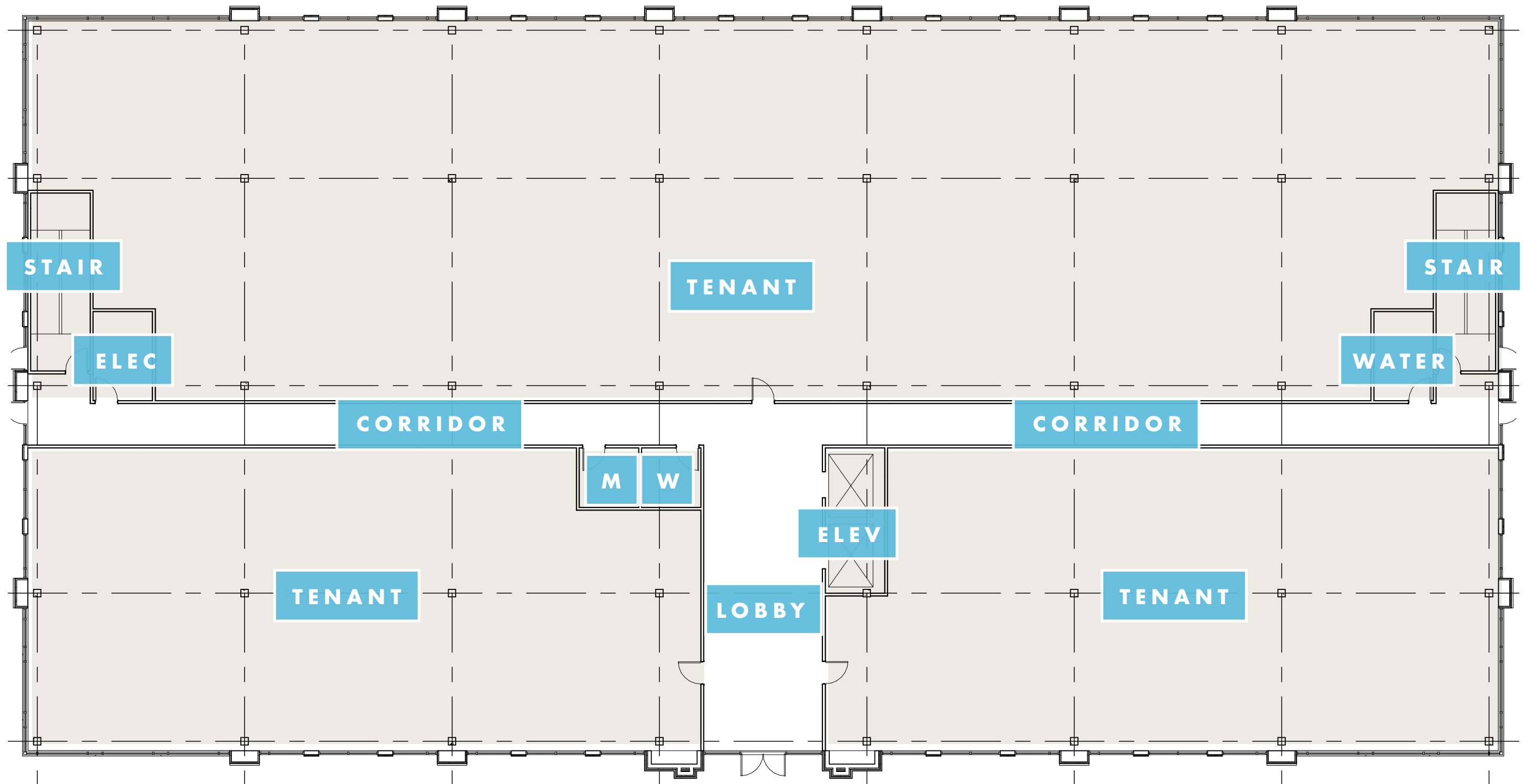
+/- 217  
STALLS

---



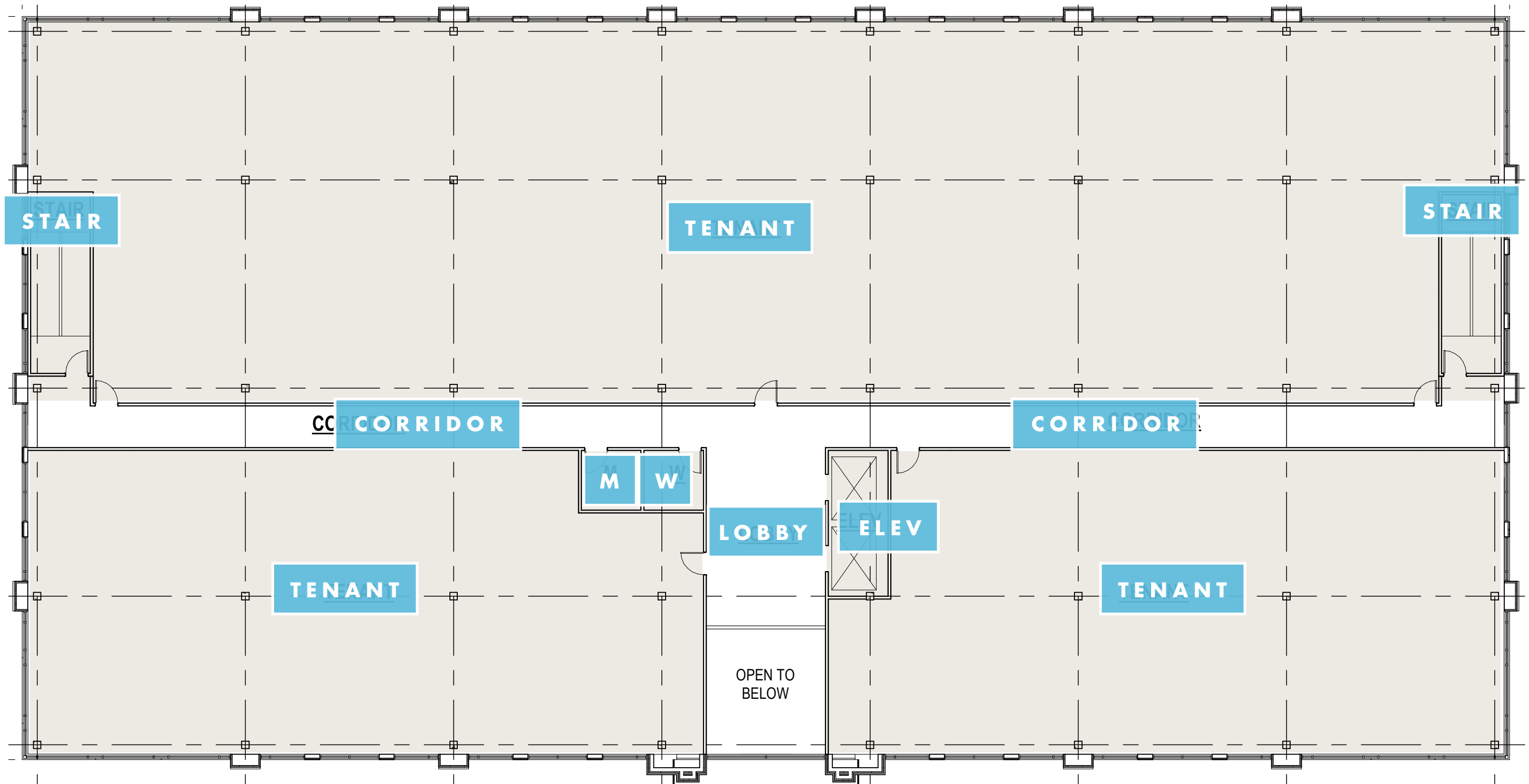
# FLOOR PLAN

FIRST FLOOR



# FLOOR PLAN

## SECOND FLOOR





# AREA OVERVIEW

INTERQUEST MEDICAL CAMPUS

10101 New Allegiance Point, Colorado Springs, CO 80921





# NEIGHBORING FACILITY



Across the street from the Interquest Medical Campus, Centura Health is near completion on a new, 50-bed orthopedic and spine hospital in the first phase of development on their 56-acre parcel. When fully built out, the hospital campus will offer a large bed tower and full emergency department as well as outpatient services spread across 3 million square feet. When complete, this campus will be the largest single hospital campus in the state of Colorado





# SURROUNDING DEVELOPMENTS



## LOCATION HIGHLIGHTS

Interquest Parkway & New Allegiance Drive will be the main intersection serving the Interquest Medical Campus and the new hospital. This is a full-turn lighted intersection that will make the ingress/egress simple for patients. The access points are also aligned between the new hospital and the medical office building. These two points of connectivity will help to integrate our building with the overall campus feel of the area.

- 01** VICTORY RIDGE

---

- 02**  IN-N-OUT BURGER

---

- 03** BRIARGATE

---

- 04**  Centura Health. Future Campus

---

- 05**  SCHEELS

---

- 06**  GREAT WOLF LODGE

---

- 07**  Ent Future Headquarter



# DEMOGRAPHICS

## STRONG HEALTHCARE DEMOGRAPHICS

The Primary Service Area (PSA) is a 10-minute drive time from the Interquest Medical Campus. This PSA exhibits a strong and growing payor mix.



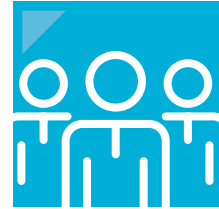
2.62%

ANNUAL POPULATION GROWTH RATE



43%

**ABOVE NATL. AVG.**  
ANNUAL MEDICAL EXPENDITURES



38.5

2019 MEDIAN AGE WITHIN 10 MIN.



78%

**(AGES 0-64)**  
COMMERCIALLY INSURED



\$136,280

2019 AVERAGE HOUSEHOLD INCOME



74,127

2019 POPULATION WITHIN 10 MIN.



# NHRD<sup>®</sup>

HEALTHCARE REAL ESTATE

WWW.NHRD.COM  
(239) 687-3505

## Next Generation Healthcare Facilities



 **Quantum**  
Commercial Group Inc

**719-209-3162 | 719-332-0044**

©2022 National Healthcare Realty, Inc. All rights reserved. The information contained herein was obtained from sources believed to be reliable, however, neither National Healthcare Realty, Inc. nor Quantum Commercial Group Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price, or conditions prior to sale or lease, or withdrawal without notice.