

**Colorado
Retail
Services**

GI SURGERY CENTER SUBLEASE

719 N. CASCADE AVE., COLORADO SPRINGS, CO 80903

MEDICAL OFFICE



FOR SUBLEASE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



GI SURGERY CENTER SUBLEASE

719 N. CASCADE AVE., COLORADO SPRINGS, CO 80903

PROPERTY DETAILS

SUBLEASE INFORMATION

Lease Expiration: December 31, 2029

Base Rent: \$6,500/month (\$20.00/SF FSG)

BUILDING SIZE
3,900 SF

LAND AREA
9,500 SF/0.22 AC

PARKING
12 dedicated parking spaces

ZONING
SU

PROPERTY HIGHLIGHTS

- Sublease opportunity in the heart of Downtown Colorado Springs
- Prime location on N. Cascade Avenue with convenient access to Interstate 25, Colorado College, and the Central Business District
- Surrounded by a dynamic mix of office, retail, restaurants, and residential developments, providing excellent nearby amenities
- High-end medical office buildout allows for a medical use to easily occupy



DEMOGRAPHICS

Year: 2025 | Source: CoStar

	1 Mile	3 Miles	5 Miles
Population	14,547	100,243	226,739
Avg. Household Income	\$95,224	\$89,186	\$91,484
Number of Households	6,499	46,512	99,806

TRAFFIC COUNTS

Year: 2025 | Source: CoStar

INTERSECTION	VEHICLES PER DAY
Cascade Avenue & W. Monument Street N.	9,808 VPD

GI SURGERY CENTER SUBLEASE

719 N. CASCADE AVE., COLORADO SPRINGS, CO 80903

PROPERTY PHOTOS



GI SURGERY CENTER SUBLEASE

719 N. CASCADE AVE., COLORADO SPRINGS, CO 80903

AERIAL MAP



GI SURGERY CENTER SUBLEASE

719 N. CASCADE AVE., COLORADO SPRINGS, CO 80903

TRADE MAP



GI SURGERY CENTER SUBLEASE

719 N. CASCADE AVE., COLORADO SPRINGS, CO 80903

Jack Lazzeri

Senior Associate

+1 303 981 6521

jack.lazzeri@cushwake.com

Justin Gregory

Managing Director

+1 303 803 7170

justin.gregory@cushwake.com

Patrick McGlinchey

Managing Director

+1 210 303 3149

patrick.mcglinchey@cushwake.com

ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.