

9524 Federal Dr.

Colorado Springs, CO 80921

FOR LEASE



**For More Information
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OFFERING SUMMARY



AVAILABLE SF:

Up to 20,000 SF



LEASE RATE:

See Broker



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. Up to 20,000 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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