

MEDICAL/OFFICE FOR LEASE



6140 & 6160 TUTT BLVD

POWERS PROFESSIONAL CENTER

COLORADO SPRINGS, CO 80923



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



6140 & 6160 TUTT BLVD

POWERS PROFESSIONAL CENTER

COLORADO SPRINGS, CO 80923

- **Class-A Medical Office buildings**
- **7 minutes to Penrose St. Francis**
- **Located off of Tutt Boulevard, with easy access to Powers Boulevard and surrounded by plentiful amenities**
- **10 minutes to Memorial Hospital North & Children's Hospital**
- **Generous Tenant Improvement Packages**
- **Strong demographics and traffic counts**

SIZE:

6140: 36,720 SF

6160: 34,210 SF

AVAILABLE SPACE:

6140: Suite 100 3,687 RSF (3/27)

Suite 160 740 RSF (3/27)

Suite 220 6,300 RSF (3/27)

6160: Suite 100 1,821 RSF

Suite 150 1,932 RSF (11/26)

LEASE RATE:

Contact Broker

EXPENSES (2026 est.):

6140: \$13.99 per RSF

6160: \$15.51 per RSF

PARKING RATIO:

5 spaces per 1,000 RSF

STORIES:

2

YOC:

6140: 2003

6160: 2005

6140 1st Floor

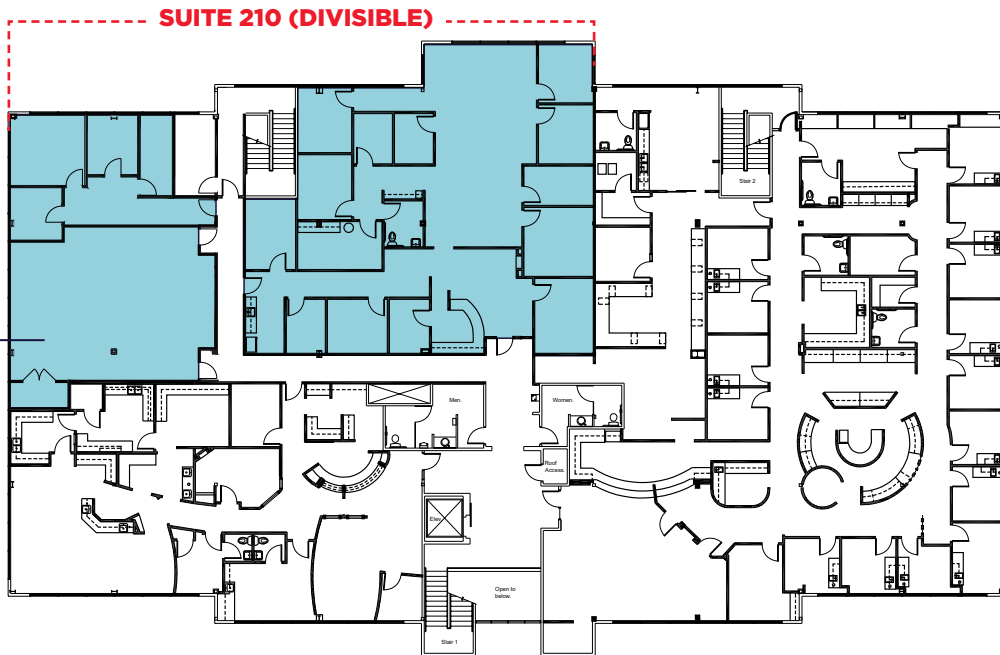
AVAILABLE
SUITE 160
740 RSF



AVAILABLE
SUITE 100
3,687 RSF

6140 2nd Floor

AVAILABLE
SUITE 220
6,300 RSF



6160 1st Floor

AVAILABLE
SUITE 150
1,932 RSF



AVAILABLE
SUITE 100
1,821 RSF

DEMOGRAPHICS



POPULATION

1 MILE: 17,033
3 MILES: 123,968
5 MILES: 240,927



MEDIAN AGE

1 MILE: 35.2
3 MILES: 36.6
5 MILES: 36.8



HOUSEHOLDS

1 MILE: 6,281
3 MILES: 45,582
5 MILES: 90,429



MEDIAN INCOME

1 MILE: \$99,306
3 MILES: \$105,913
5 MILES: \$101,097

CommonSpirit
Penrose-St. Francis Hospital

6160

6140

N POWERS BLVD

TUTT BLVD

STETSON HILLS BLVD

6140 & 6160 TUTT BLVD

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EXCLUSIVE LEASING AGENTS

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