

For Lease

13520 Northgate Estates Dr. Colorado Springs, CO 80921



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COMMERCIAL PARTNERS

Investing in the future through people



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Property Details



Office space available in the expanding Northgate area, offering convenient access to Voyager Parkway and I-25. The property is surrounded by a strong mix of retailers, restaurants, and entertainment destinations, including TopGolf, Bass Pro Shop, Sprouts, and the new Ford Amphitheater. Beautiful mountain views and ample on-site parking make this an attractive and convenient location for a variety of office users.



LEASE RATE:

\$18.00 SF/Yr

NNN's: \$8.34 SF/Yr (2026 Est.)



AVAILABLE SF:

3,000 – 6,000 SF



ZONING:

MX-N/CR



Area Demographics:

2 MILES

Total Households	7,498
Total Population	20,323
Average HH Income	\$160,322

5 MILES

Total Households	23,122
Total Population	66,320
Average HH Income	\$167,269

10 MILES

Total Households	113,129
Total Population	301,346
Average HH Income	\$136,139

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