

OFFICE / WAREHOUSE SPACE FOR LEASE

# 1525-1589 Vapor Trail

COLORADO SPRINGS, CO 80916



### AVAILABLE SPACE FOR LEASE:

<b>SUITE 1525/1531:</b>	6,791 SF ±	SCIF Build-out
<b>SUITE 1535:</b>	3,397 SF ±	100% Office
<b>SUITE 1565:</b>	1,814 SF ±	Approx. 50% Office / 50% Warehouse
<b>SUITE 1589:</b>	7,173 SF ±	Approx. 20% Office / 80% Warehouse

**LEASE RATE:** \$9.00 - 10.00 / SF + NNN  
SCIF: \$16.00 / SF + NNN

**NNN EXPENSES (2026 Est.):** \$3.45 / SF

**BUILDING SIZE:** 52,130 SF

**YEAR BUILT:** 1984

**ZONING:** BP (Business Park)

- All suites have drive-in doors
- Ample parking available
- Located near Peterson Space Force Base & Colorado Springs Airport in the Southeast Market



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