



EMERALD PLAZA

5265 N ACADEMY BLVD & 5350 TOMAH DR | COLORADO SPRINGS



AVAILABLE

995-5295 RSF



LEASE RATE

\$12.00 NNN
NNN EST. \$7.40



PARKING

4/1,000 SF



ZONING

MX-N

PROPERTY FEATURES

- ✓ High visibility from N Academy
- ✓ Wide variety of 2nd gen. units
- ✓ Below-market base rates
- ✓ New 20 foot monument sign
- ✓ TI Available
- ✓ Updated common areas

Colin Thomas

512.639.1309

cthomas@westwardprop.com

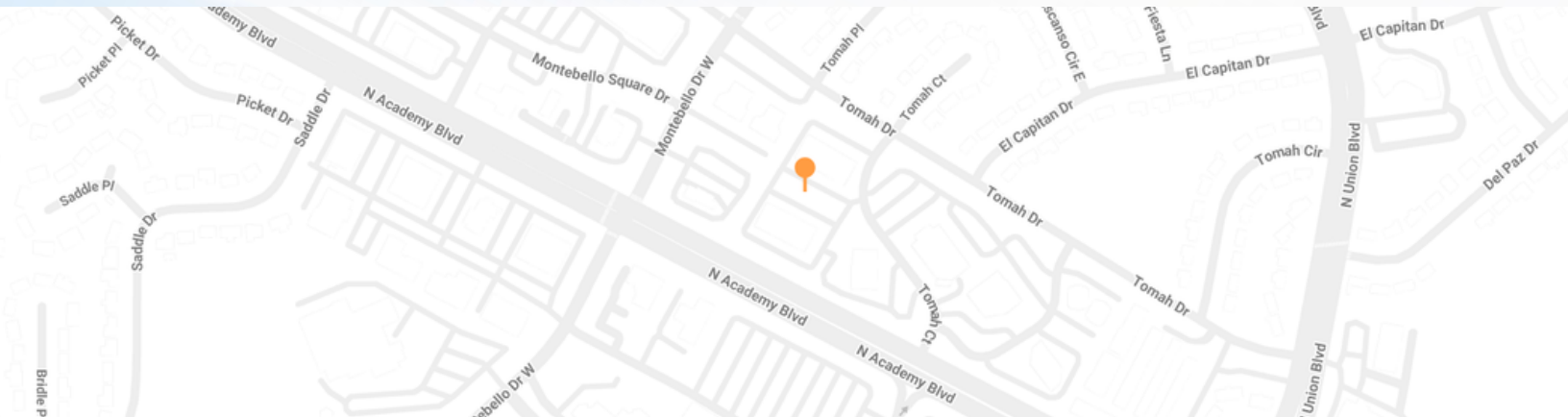
Weston Thomas

719.355.9097

wthomas@westwardprop.com



westwardprop.com



VACANT UNIT DETAILS

BUILDING	UNIT	\$ Per SQ FOOT	NNN	STATUS
A-2000-2100	3127 SF	\$12.00/SF	\$7.40/SF	Available
A2500	3,365 SF	\$12.00/SF	\$7.40/SF	Available
A3300	5,295 SF	\$12.00/SF	\$7.40/SF	Available
T1100	3,074 SF	\$12.00/SF	\$7.40/SF	Available
T2500	1,698 SF	\$12.00/SF	\$7.40/SF	Available
T3000	2,400 SF	\$12.00/SF	\$7.40/SF	Available
T3200	2,835 SF	\$12.00/SF	\$7.40/SF	Available

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