



UNIVERSITY SHOPS

4239 N NEVADA AVE | COLORADO SPRINGS



AVAILABLE

875 - 1,750 SF



LEASE RATE

\$15.00 NNN
NNN EST. \$5.00



PARKING

2.86/1,000 SF



ZONING

PBC

PROPERTY FEATURES

- ✓ High visibility N Nevada Location
- ✓ Easy Access to Nevada & GOTG
- ✓ Below-market NNN
- ✓ Nicely-finished 2nd gen spaces
- ✓ Traffic count: 41,000 VPD
- ✓ TI Available

Colin Thomas

512.639.1309

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Weston Thomas

719.355.9097

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VACANT UNIT DETAILS

UNIT	SQ FT	BASE RATE	NNN RATE	STATUS
105/106	1,750 SF	\$19.00/SF	\$6.00/SF	Available
104	875 SF	\$18.00/SF	\$6.00/SF	Available

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