

OFFICE / MEDICAL BUILDING FOR SALE OR LEASE

2141 Academy Circle

COLORADO SPRINGS, CO 80909

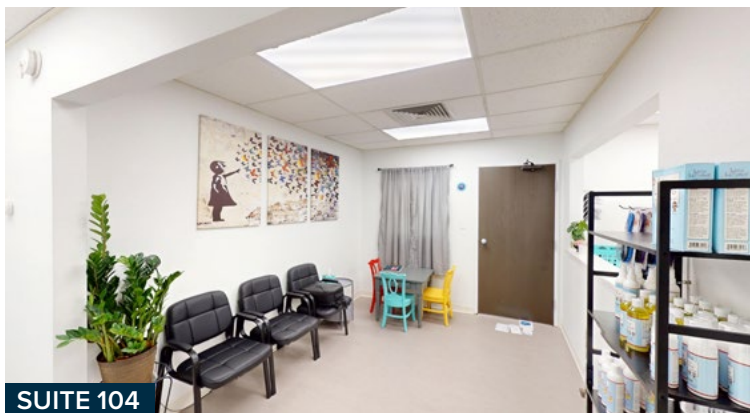
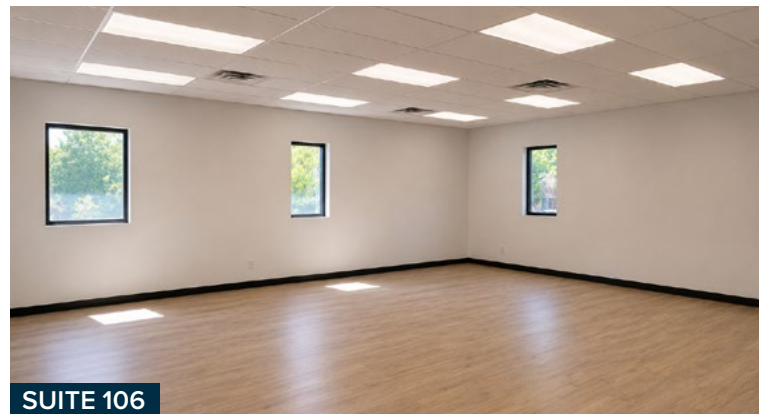
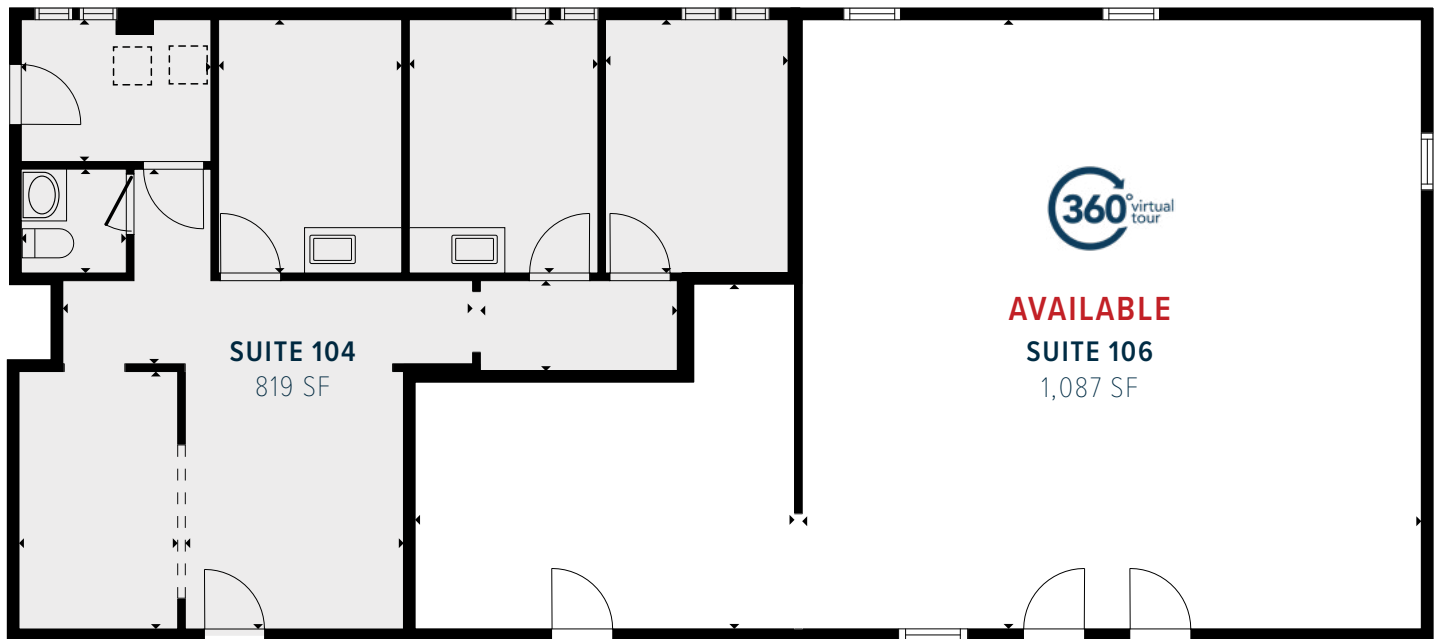
**PRICE
IMPROVEMENT**



2141 ACADEMY CIRCLE offers a flexible owner-user or investment opportunity in a well-located medical/office building. The 9,921 SF property offers up to 7,400 SF available at closing, with short-term leases in place on the balance of the building. Convenient access to N Academy Boulevard and nearby residential neighborhoods supports both employee and patient accessibility, while the existing medical tenancy make the property especially well suited for healthcare, wellness, or professional office users.

- **Opportunity for an owner-user to occupy a significant portion of the building while retaining income from existing tenants**
- Up to 7,400 SF available at closing
- Suites from 594 SF to 5,719 SF
- Suitable for medical, wellness, or professional office users
- Tenant improvement allowance available for Suites 101 & 106
- Wheelchair / ADA accessible
- Existing medical tenants include Total Care Family Center, Quest Labs, and GlowHaus Esthetics
- Convenient access to N Academy Boulevard and surrounding residential areas

REDUCED SALE PRICE:	\$1,885,000 \$1,675,000
PRICE PER SF:	\$168.83 PSF
BUILDING SIZE:	9,921 SF
AVAILABLE SPACE:	Suite 101: 1,000 - 5,719 SF Suite 105: 594 SF Suite 106: 1,087 SF
LEASE RATE:	Suite 101: \$12.50 PSF NNN Suite 105: \$19.00 PSF NNN Suite 106: \$13.00 PSF NNN
NNN EXPENSES:	\$8.94 PSF (2025 Est.)
YEAR BUILT/RENOVATED:	1979 / 2025
ZONING:	MX-N SS
PARKING:	4.4/1,000 SF



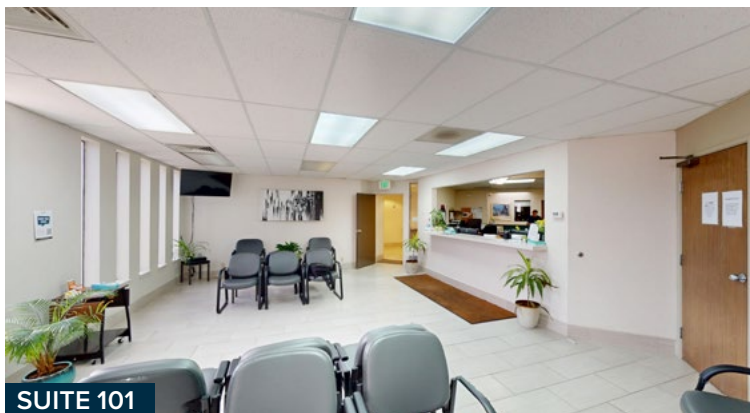
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SUITE 101 DIVISIBLE:

1,000 - 5,719 SF



SUITE 101



SUITE 101

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