



5825 DELMONICO DRIVE

Colorado Springs, CO 80919
Office Building For Lease



SUITE DESCRIPTION

Suite 105 is a conveniently located ground-level suite with easy access from the building's main entrance and lobby. The suite features an efficient, flexible floor plan that can be configured to meet a variety of business needs. Separate customer and staff entrances provide added convenience and functionality.

LOCATION DESCRIPTION

Located in the desirable north submarket of Colorado Springs, this property is positioned along the prominent I-25 corridor with excellent visibility and access. The west side location is highly desirable for companies and their employees, offering immediate access to nearby trails, open space, and outdoor recreation options. The property provides excellent freeway access to Interstate 25 and is close to the Tech Center and University Village retail and restaurant amenities.

PROPERTY HIGHLIGHTS

- Parking Ratio: 4.0 / 1,000 RSF
- Renovated building entry and lobby | On-site fitness center with locker rooms
- Prime Interstate access and visibility | 4-minute drive to University Village
- Proactive and attentive property management
- Electronic building access security

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,678 SF
2026 Estimated NNNs:	\$11.75/SF

TIM AGEE

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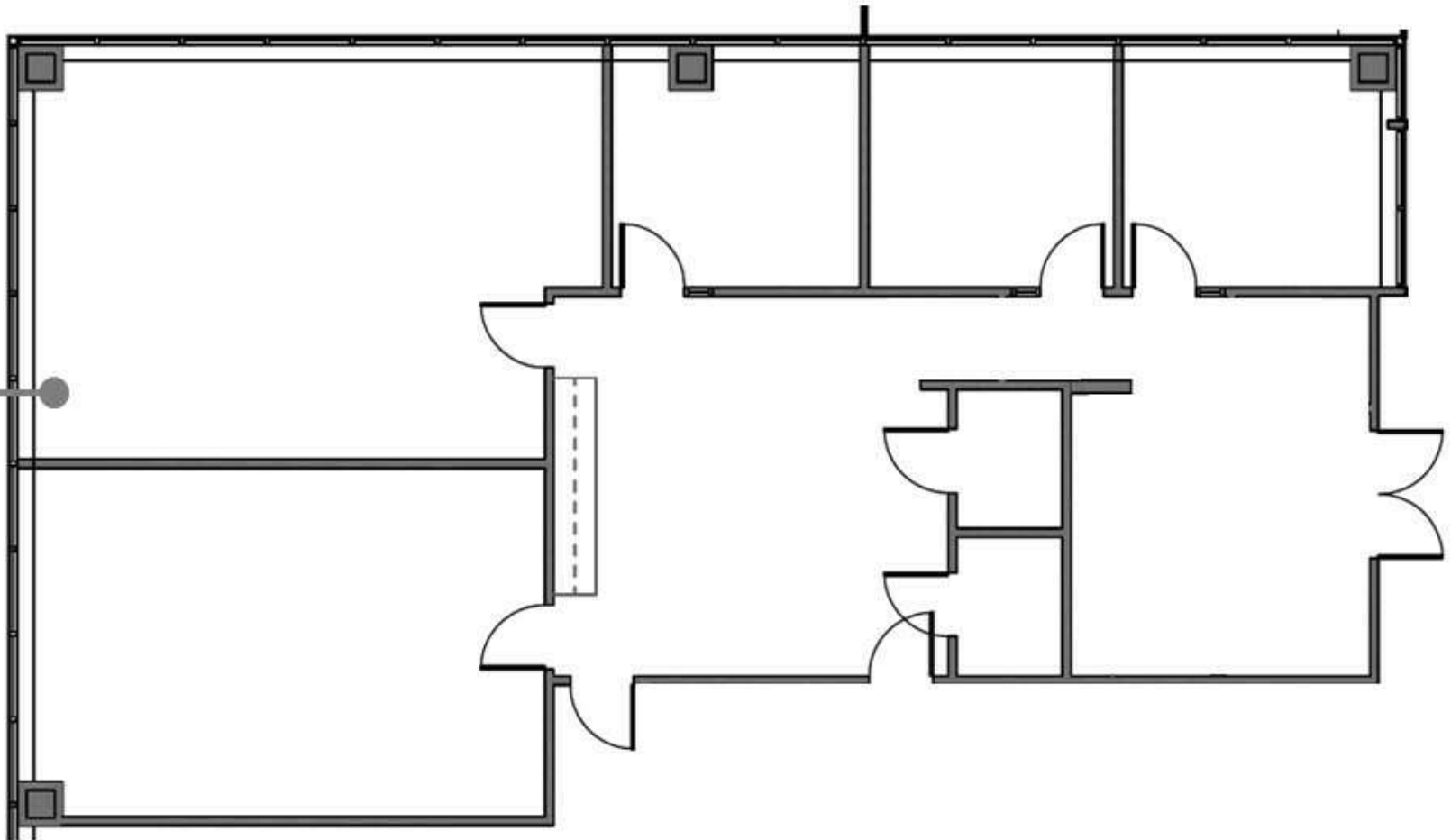


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