

SPACE FOR LEASE



— Mixed Use

— 32,318 SF Available

— \$14.00/SF NNN



BERKSHIRE CENTRE
5620-5754 N ACADEMY BLVD.



Berkshire Centre

5620-5754 N Academy Blvd.
Colorado Springs, CO 80918

32,318 SF Freestanding Commercial Building Available February 1, 2027

Rare opportunity to lease a 32,318 SF freestanding commercial building in a highly accessible location with abundant on-site parking. Currently occupied by Crunch Fitness, the property will be available February 1, 2027.

Purpose-built for health and wellness, the facility features a large indoor swimming pool, expansive open workout areas, locker rooms, private offices, and flexible space that can be adapted to a variety of uses.

The building is ideally suited for:

- Fitness and athletic facilities
- Medical or rehabilitation users
- Physical therapy and sports medicine
- Specialty healthcare providers
- Educational or institutional users
- Other large-format commercial uses

Its freestanding design, excellent visibility, generous parking ratio, and flexible floor plan provide an exceptional opportunity for users seeking a high-quality facility with significant existing infrastructure.

Mixed Use Space for Lease

PROPERTY DESCRIPTION

LEASING SUMMARY

- Property Size: 77,517
- Available SF: 32,318SF
- Year Built: 1985
- Parking: 5:1,000
- Lease Type: NNN
- NNN: \$5.15/SF

Welcome to Berkshire Centre, strategically situated in the bustling business and retail hub along the sought-after N Academy corridor. With effortless accessibility from I-25, positioned between Woodman Rd and Union Blvd on the southwest corner of N Academy Blvd and Vickers Dr, this prime location offers unparalleled convenience. Comprising four buildings, select spaces feature overhead doors for added versatility. Boasting a diverse tenant mix and ample parking, Berkshire Centre is anchored by Crunch Fitness and surrounded by esteemed businesses including 4 Wheel Parts, Arby's, and Taco Bell. Join this dynamic community and position your business for success in one of Colorado Springs' most coveted locations.

Lease Rate: \$14.00/SF

FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019



Retail Site Location

Berkshire Centre

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Colorado Springs, CO 80918



TRAFFIC COUNT(2025)

**N ACADEMY
& UNION BLVD.** 42,295 VPD

**N ACADEMY &
WOODMEN** 53,850 VPD

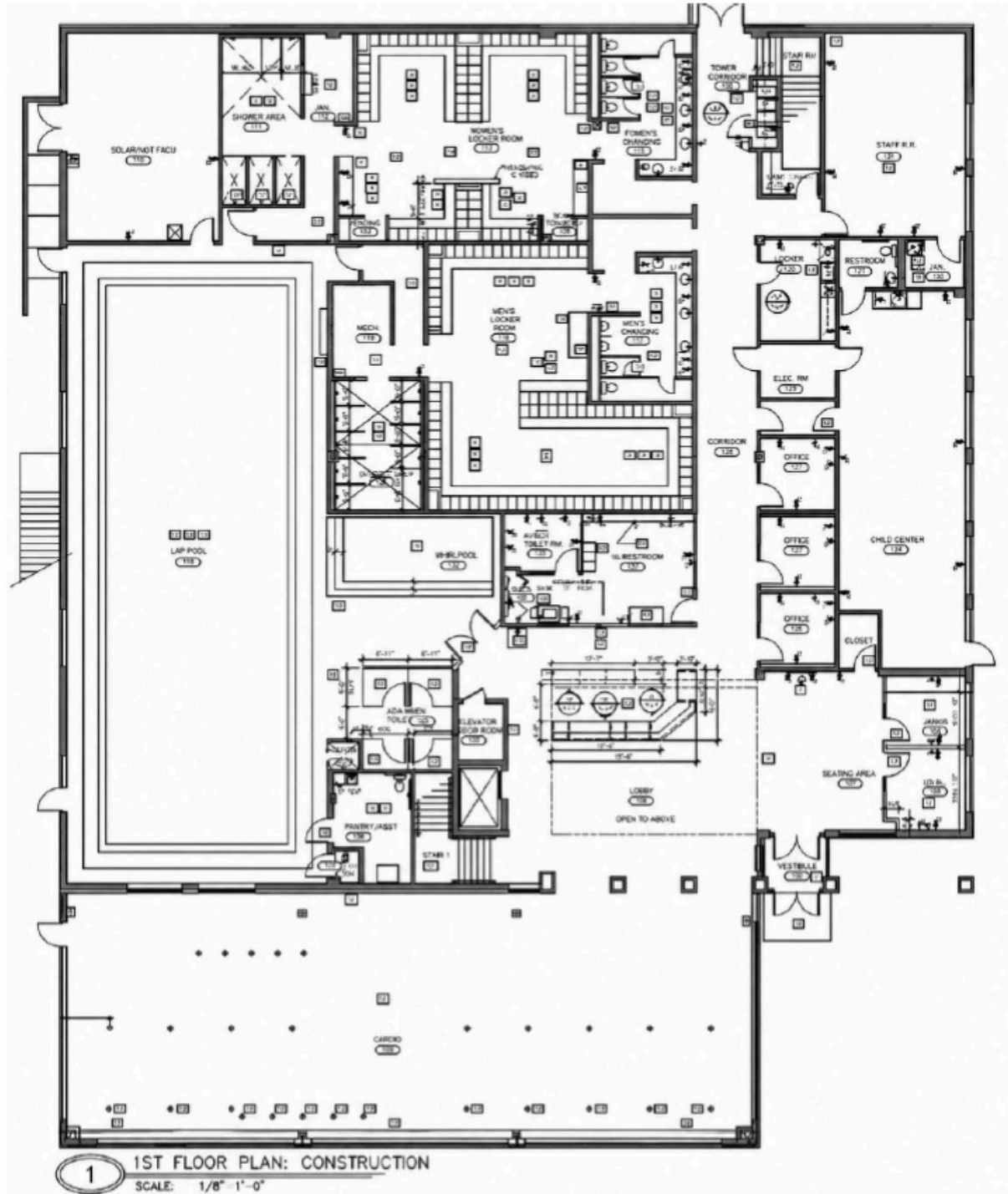
DEMOGRAPHICS (EST. 2025)

	MILE 1	MILE 3	MILE 5
TOTAL POPULATION	15,000	97,500	186,000
AVG. HOUSEHOLD INCOME	\$90,000	\$92,000	\$94,000
HOUSEHOLDS	6,080	40,500	74,000
EMPLOYEES	7,900	53,700	100,000

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1ST FLOOR

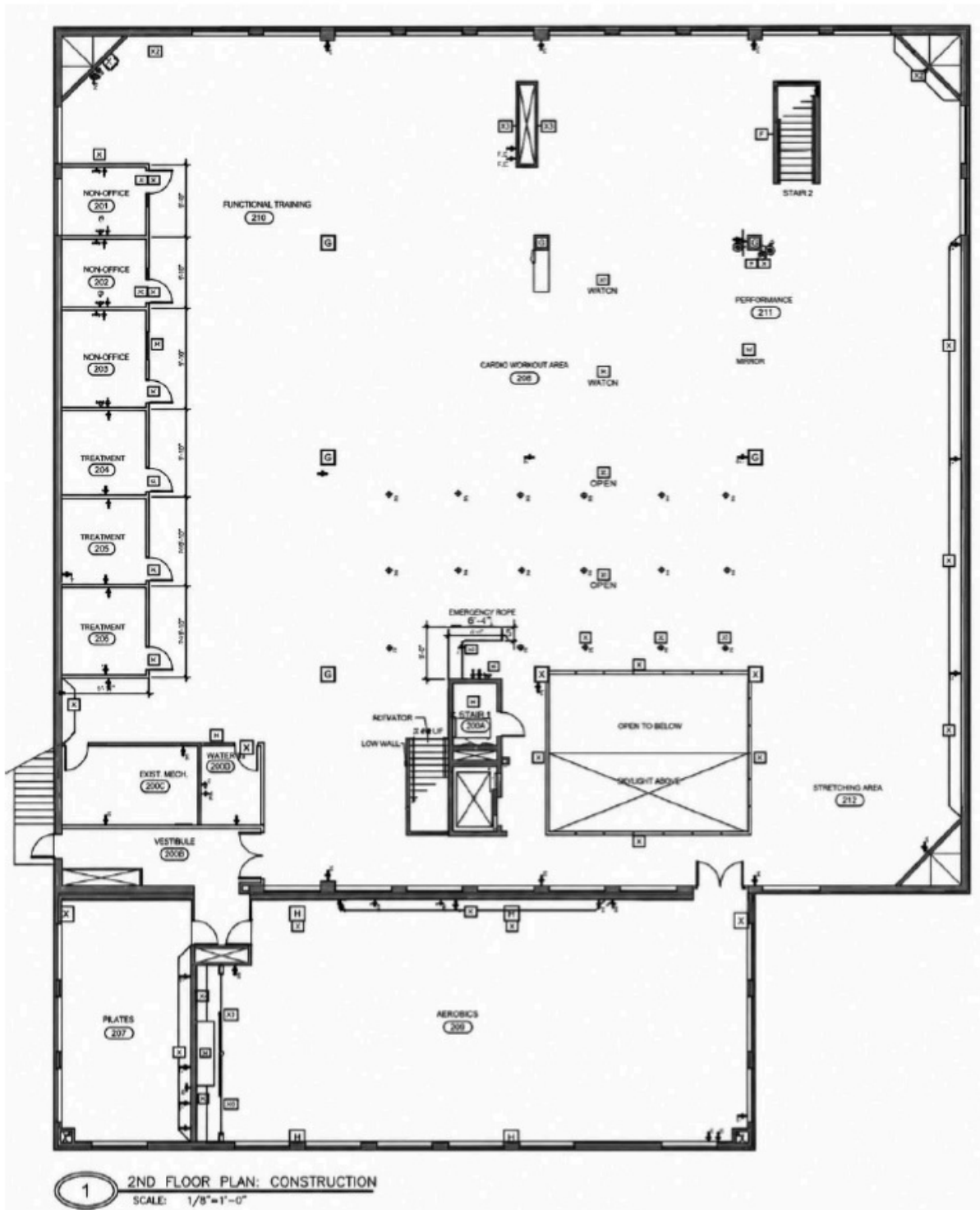


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2ND FLOOR



Let's Work Together

Our mission at Colorado Commercial Real Estate Services is to foster mutually beneficial long-term relationships with our owners and tenants alike.



719.501.0007



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Colorado Springs, CO 80918



8778 Wolff Court. Ste 205,
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PROPERTY MANAGEMENT
SOLUTION FOR COMMERCIAL
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