



OFFICE/WAREHOUSE SPACE FOR LEASE

\$12.50 - \$14.50 PSF, NNN

**2205-2255 EXECUTIVE CIRCLE
COLORADO SPRINGS, CO 80906**

- Located in Colorado Springs' southeast submarket close to the El Pomar Sports Complex five minutes from I-25 & Lake Ave
- Benefit from Colorado Opportunity Zone incentives
- Ten minutes to downtown
- 15 minutes to the airport
- Close to restaurants, shopping, entertainment, hotels and banking
- Professionally managed
- Ample parking

YEAR BUILT	1984
LAND AREA	2.69 AC
AVAILABLE RSF	2,601 – 7,505 contiguous
ZONING	BP
CONSTRUCTION	Masonry
CLEAR HEIGHT	12.5'
LEASE RATE	\$12.50 - \$14.50 PSF, NNN
NNN EST	\$4.50 PSF



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2225-2255 EXECUTIVE CIRCLE

PROPERTY HIGHLIGHTS

BUILDING SIZE	28,000 SF
AVAILABLE SPACE	Up to 7,505 SF contiguous
LOADING DOORS	One (1) 8'x10' & Four (4) 10'x10' drive-ins
BASE LEASE RATE	\$12.50 - \$14.50 PSF, NNN
NNN EXPENSES	\$4.50 PSF

