



MONTEBELLO PLAZA

5426-5540 N ACADEMY BLVD | COLORADO SPRINGS



AVAILABLE

1,401-3,612 SF



LEASE RATE

\$13.00 NNN
NNN EST. \$8.41



PARKING

4/1,000 SF



ZONING

MX-M

PROPERTY FEATURES

- ✓ Beautiful Campus Setting
- ✓ TI Available
- ✓ Direct access to N Academy
- ✓ Competitive Lease Rates
- ✓ Variety of 2nd gen. office units
- ✓ Covered parking available

Colin Thomas

512.639.1309

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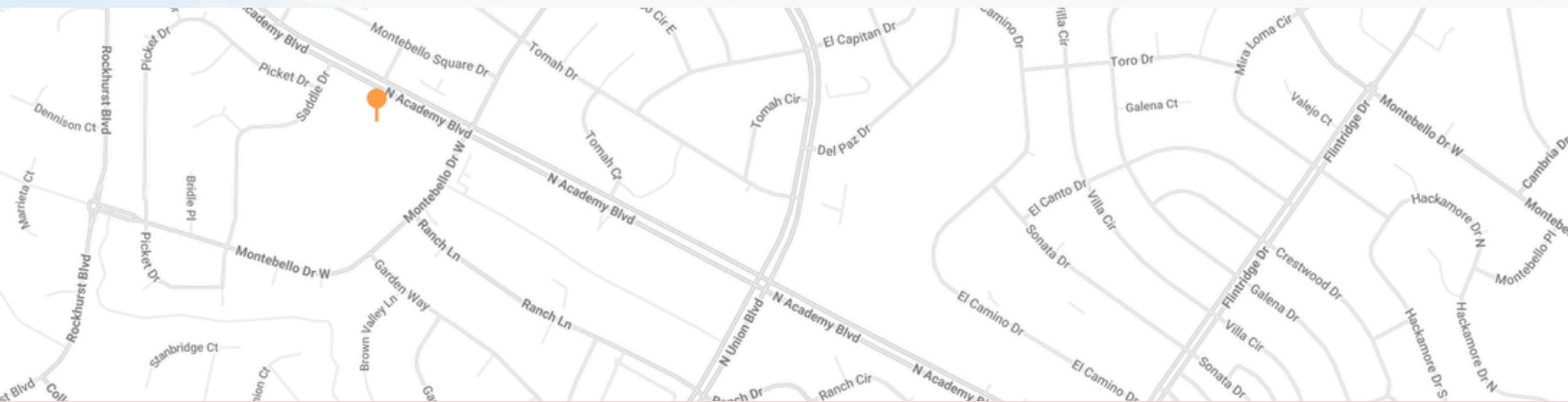
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VACANT UNIT DETAILS

BUILDING	UNIT	SQ FT	LEASE RATE	STATUS
5426	201	2,397 SF	\$13.00/SF	Available
5446	204	3,612 SF	\$13.00/SF	Available
5526	204	2,596 SF	\$13.00/SF	Available
5526	203	1,606 SF	\$13.00/SF	Available
5540	210	2,276 SF	\$13.00/SF	Available
5540	220	1,401 SF	\$13.00/SF	Available

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