



OFFERING SUMMARY

Lease Rate:	\$15 - 18 SF/yr (NNN; Full Service)
Number of Units:	24
Available SF:	345 - 7,268 SF
Lot Size:	1.42 Acres
Building Size:	41,524 SF

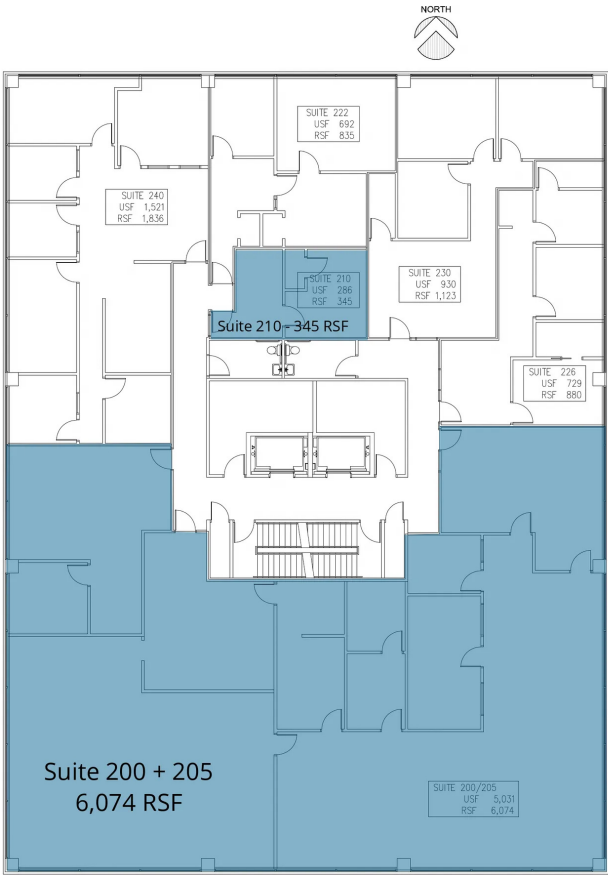
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,135	29,266	47,236
Total Population	7,763	70,187	113,941
Average HH Income	\$56,899	\$63,885	\$71,954

PROPERTY DESCRIPTION

Recently renovated office space featuring 24-hour secure entry, elevator access, shared conference room, secure parking, and daily janitorial service. Excellent visibility with signage opportunities and convenient access to I-25, Colorado Springs, and Denver. Ideal for professional office use.

PROPERTY HIGHLIGHTS

- 24-Hour secure entry
- Recently renovated with many capital expenditures
- Secure parking lot and ample street parking
- Close Proximity to many restaurants and stores
- Elevators serve all floors
- Large conference room available to all tenants.
- Convenient access to I-25 / Colorado Springs and Denver
- Prominent Signage Opportunities
- Daily janitorial services



LEGEND

Available

SECOND FLOOR

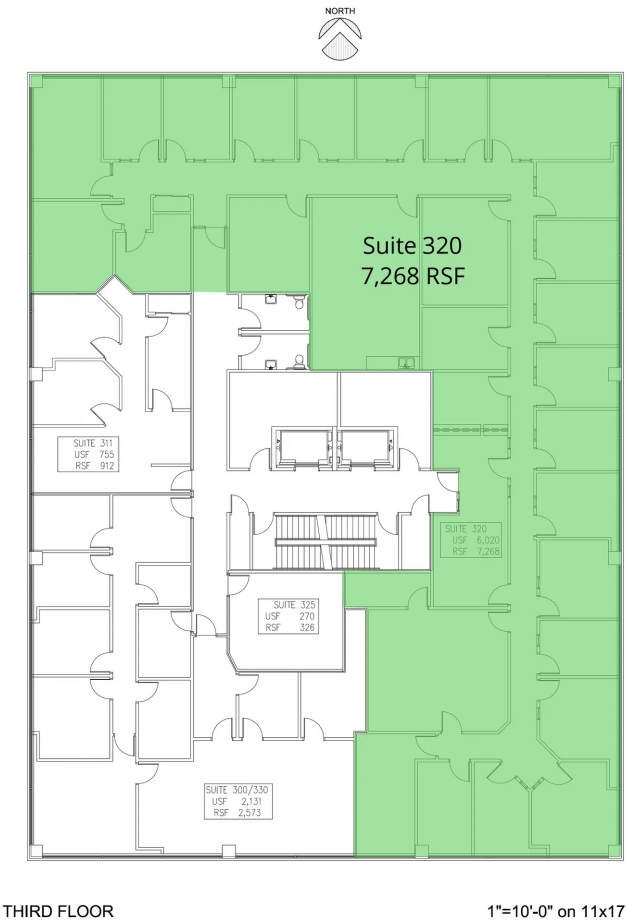
1"=10'-0" on 11x17

LEASE INFORMATION

Lease Type:	NNN; Full Service	Lease Term:	Negotiable
Total Space:	345 - 7,268 SF	Lease Rate:	\$15 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 200 + 205	Available	6,074 SF	NNN	\$15.00 SF/yr	7 Offices with 2 separate entrances, reception, and large bull pen area.
Suite 210	Available	345 SF	NNN	\$18.00 SF/yr	Reception and large office with closet.

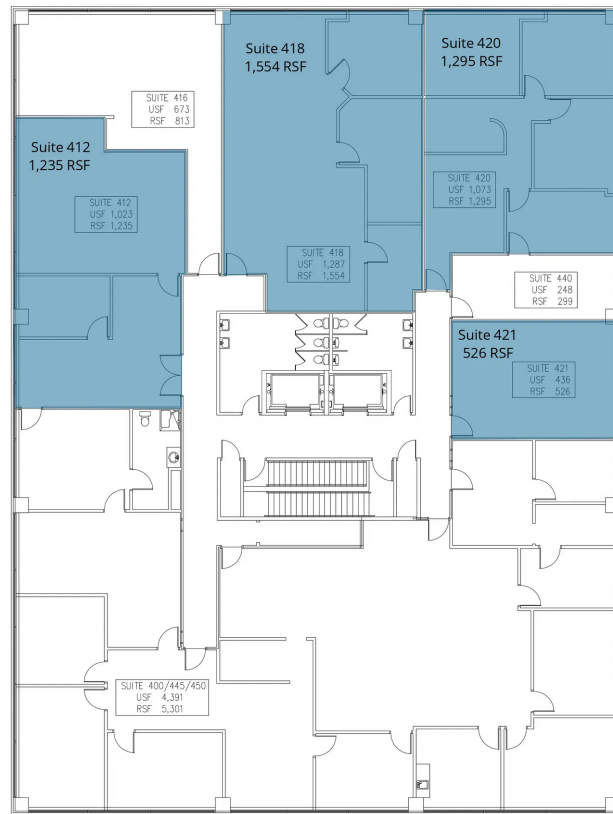


LEASE INFORMATION

Lease Type:	NNN; Full Service	Lease Term:	Negotiable
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 320	Available Soon	7,268 SF	Full Service	\$15.00 SF/yr	Coming Soon 8/1/2026! Office intensive space including a large break room, 21 exterior offices with windows and sidelights, 8 interior offices and storage. Lots of natural light!

**LEGEND**

Available

FOURTH FLOOR

1"=10'-0" on 11x17

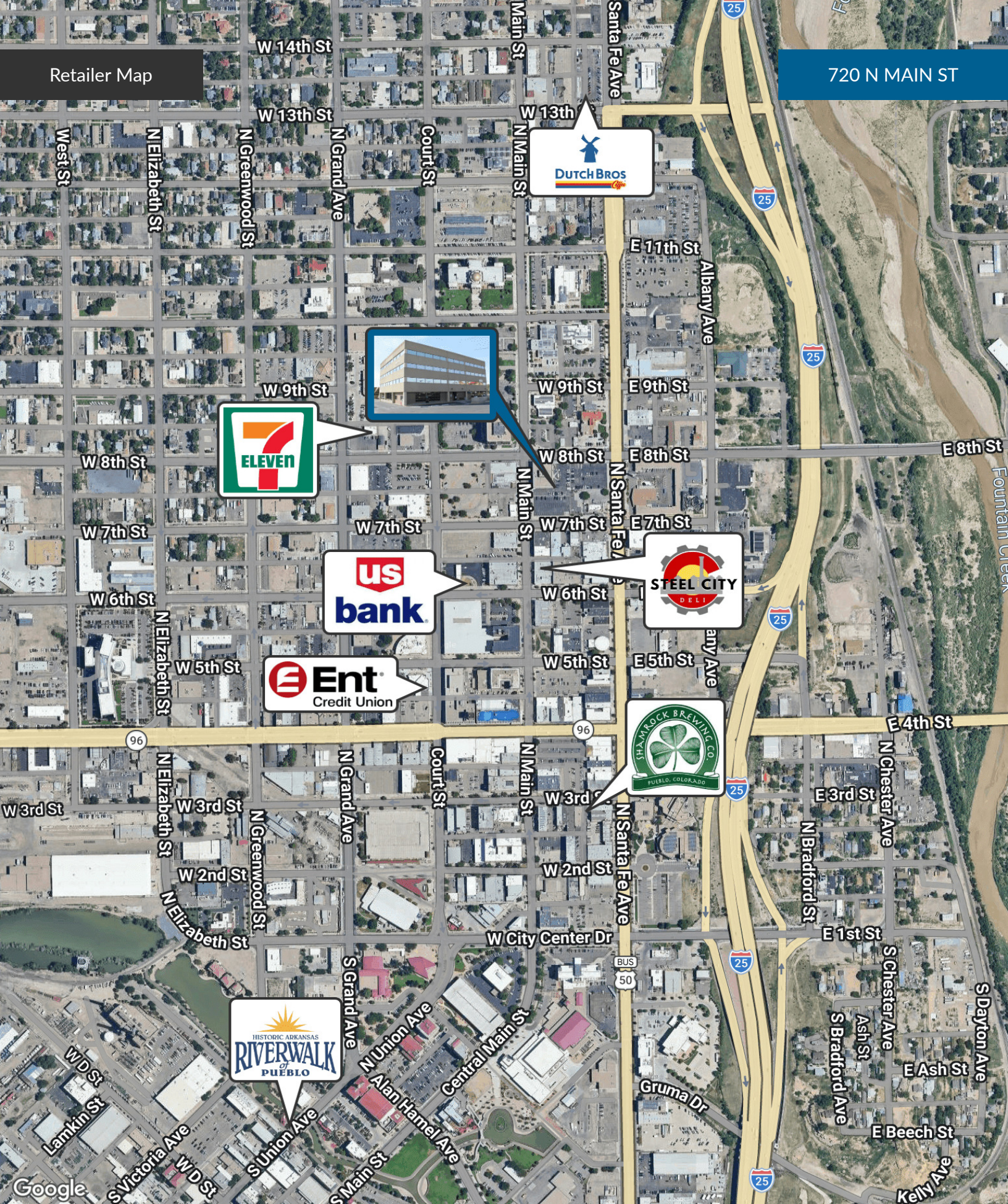
LEASE INFORMATION

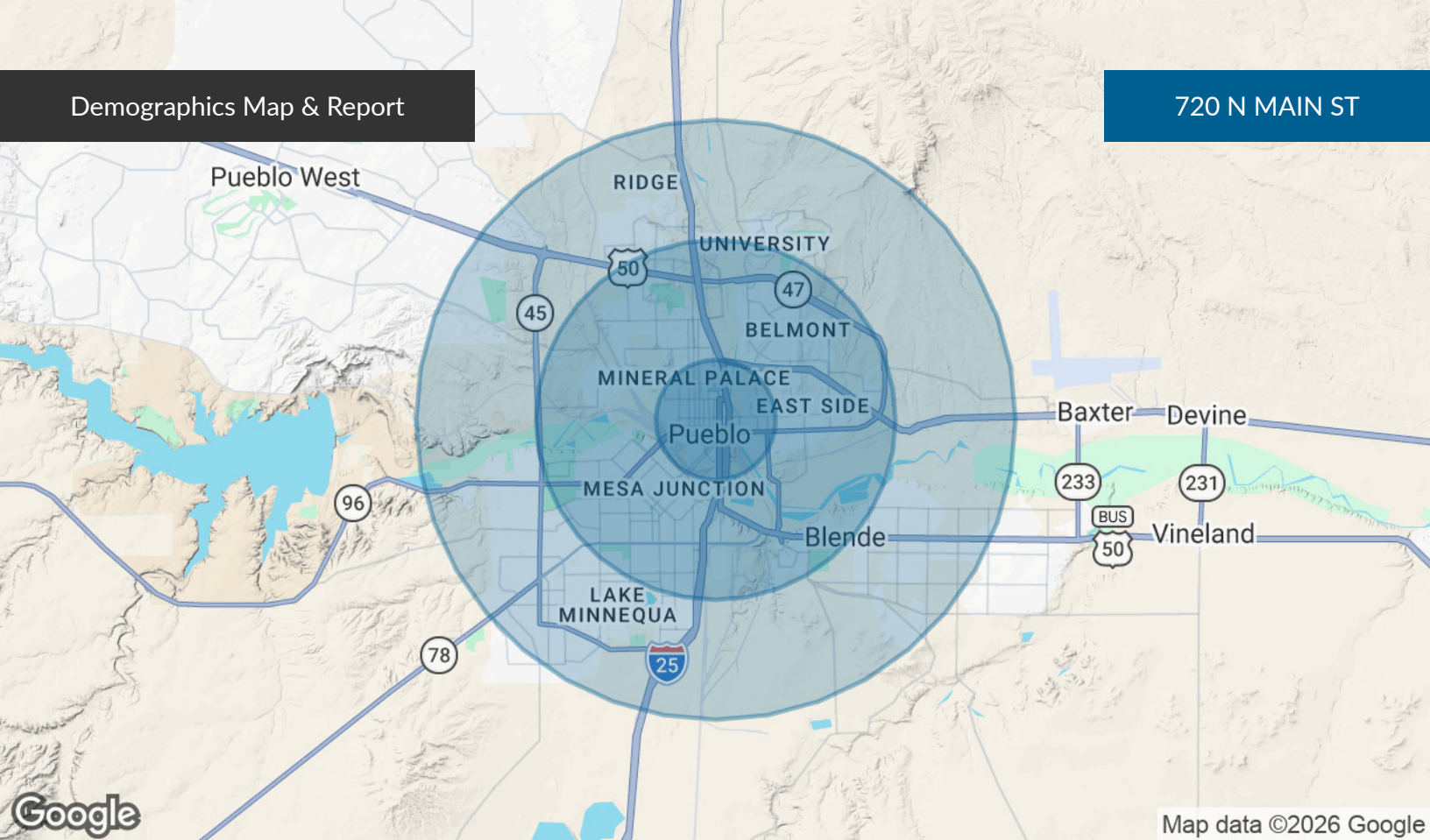
Lease Type:	NNN; Full Service
Total Space:	345 - 7,268 SF

Lease Term:	Negotiable
Lease Rate:	\$15 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 412	Available	1,235 SF	Full Service	\$15.00 SF/yr	Large conference area with one individual office and a reception area.
Suite 418	Available	1,554 SF	Full Service	\$15.00 SF/yr	One large main area with three individual offices.
Suite 420	Available	1,295 SF	Full Service	\$15.00 SF/yr	4 offices and an interior huddle room with reception.
Suite 421	Available	526 SF	NNN	\$15.00 SF/yr	Large open space with wood flooring, bookshelves, and a window to the front.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,763	70,187	113,941
Average Age	36.6	37.6	39.3
Average Age (Male)	35.4	35.1	37.5
Average Age (Female)	38.7	39.9	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,135	29,266	47,236
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$56,899	\$63,885	\$71,954
Average House Value	\$163,615	\$206,383	\$241,339

2023 American Community Survey (ACS)