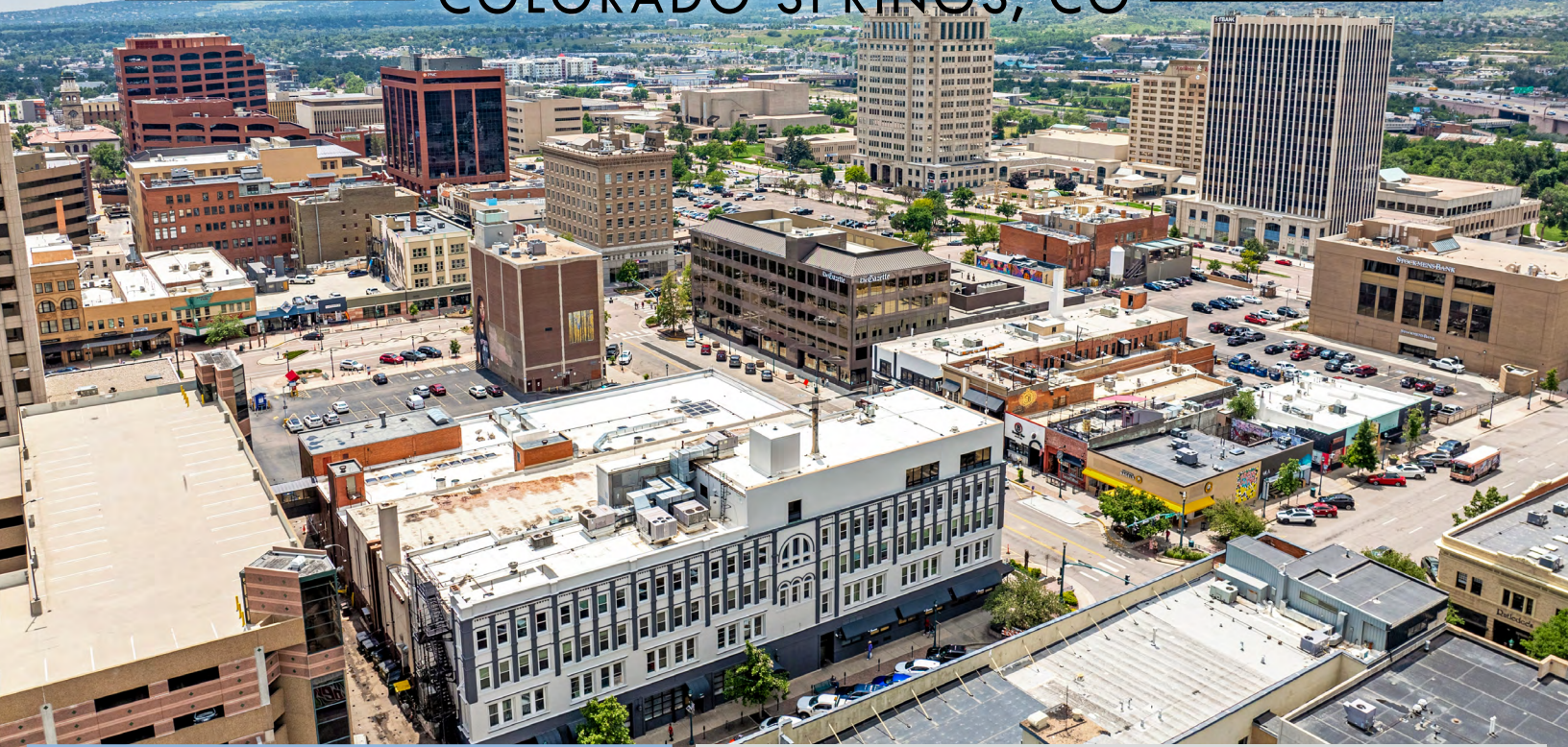


# 31 NORTH TEJON

COLORADO SPRINGS, CO



BASE RATES FROM  
**\$15.00/FT**

2025 NNN ESTIMATE  
**\$6.00/FT**

CONTIGUOUS VACANCIES  
**2,500 SF**  
to  
**7,900 SF**

## PROXIMITY

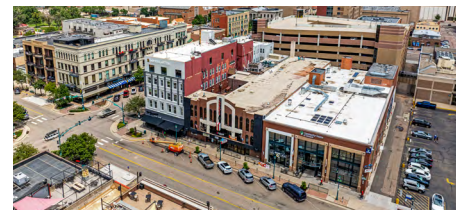
- » High visibility location at Tejon/Kiowa
- » Direct access to I-25
- » 15 minutes from COS Airport & Peterson AFB
- » Direct Downtown Access


## AFFORDABILITY

- » Aggressive Lease rates among the best-priced Downtown
- » Generous TI Packages available
- » NNN Rates among the lowest in the area

## FLEXIBILITY

- » Available office spaces from 3,400 to 7,900
- » Ground level Retail Available



 WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

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