

ACADEMY POINT SERVICE CENTER



**OFFICE/WAREHOUSE/
RETAIL FOR LEASE**
\$10.50 - \$12.50 PSF, NNN

**1050 S ACADEMY BLVD
COLORADO SPRINGS, CO**

- **Low load factor**
- **Direct access to suite**
- **Easy access to I-25 via Hwy 24 Bypass**
- **Close proximity to Colorado Springs Airport & Peterson AFB , Schriever AFB & Fort Carson**
- **Close to restaurants & retail**
- **Flexible uses include office/flex, warehouse/distribution, retail/showroom, R&D, schools & non-profits**
- **Excellent visibility & prominent identification**

AVAILABLE RSF	2,536 – 17,505 SF Contiguous
ZONING	PBC (<i>Planned Business Center</i>)
DOORS	Dock-high, drive-in & van-high
PARKING	3.37/1,000 RSF
LEASE RATE	\$10.50 - \$12.50 PSF, NNN
NNN EST	\$5.53 PSF (2024) including utilities

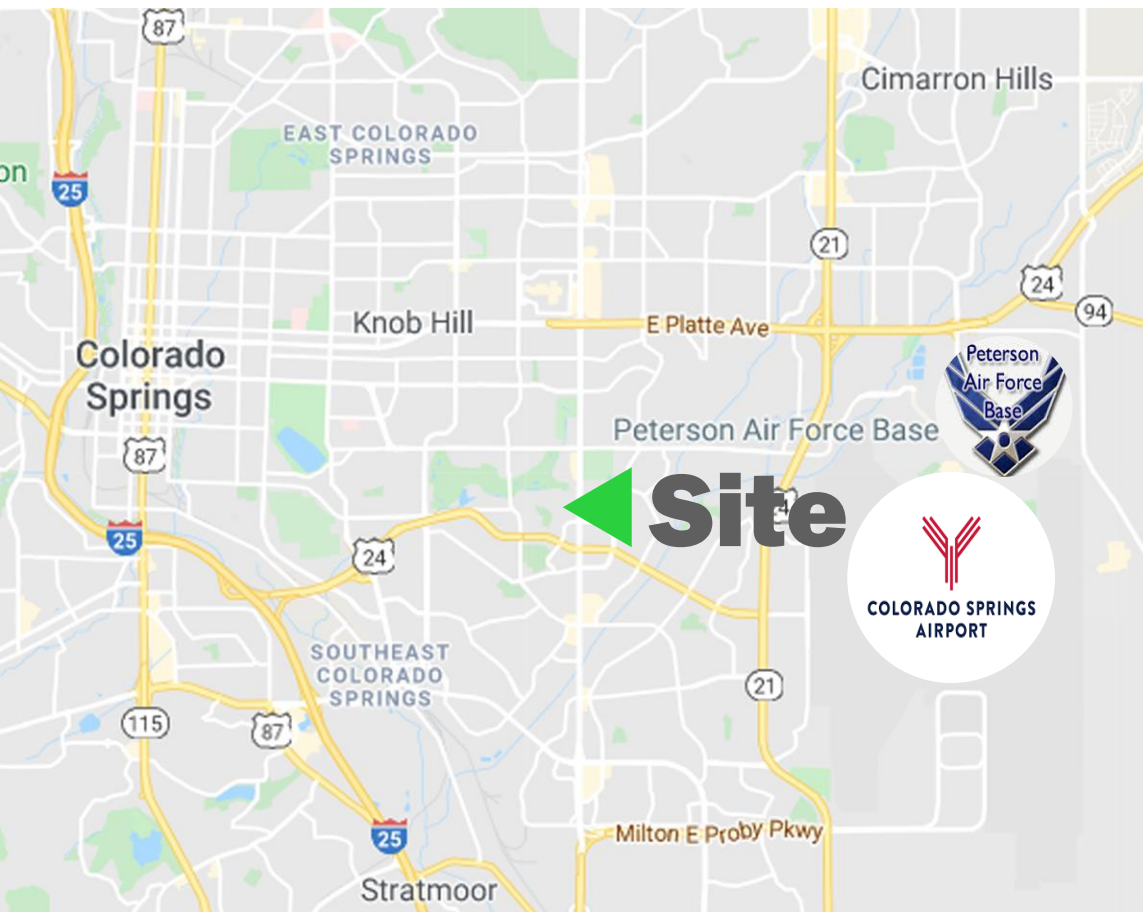


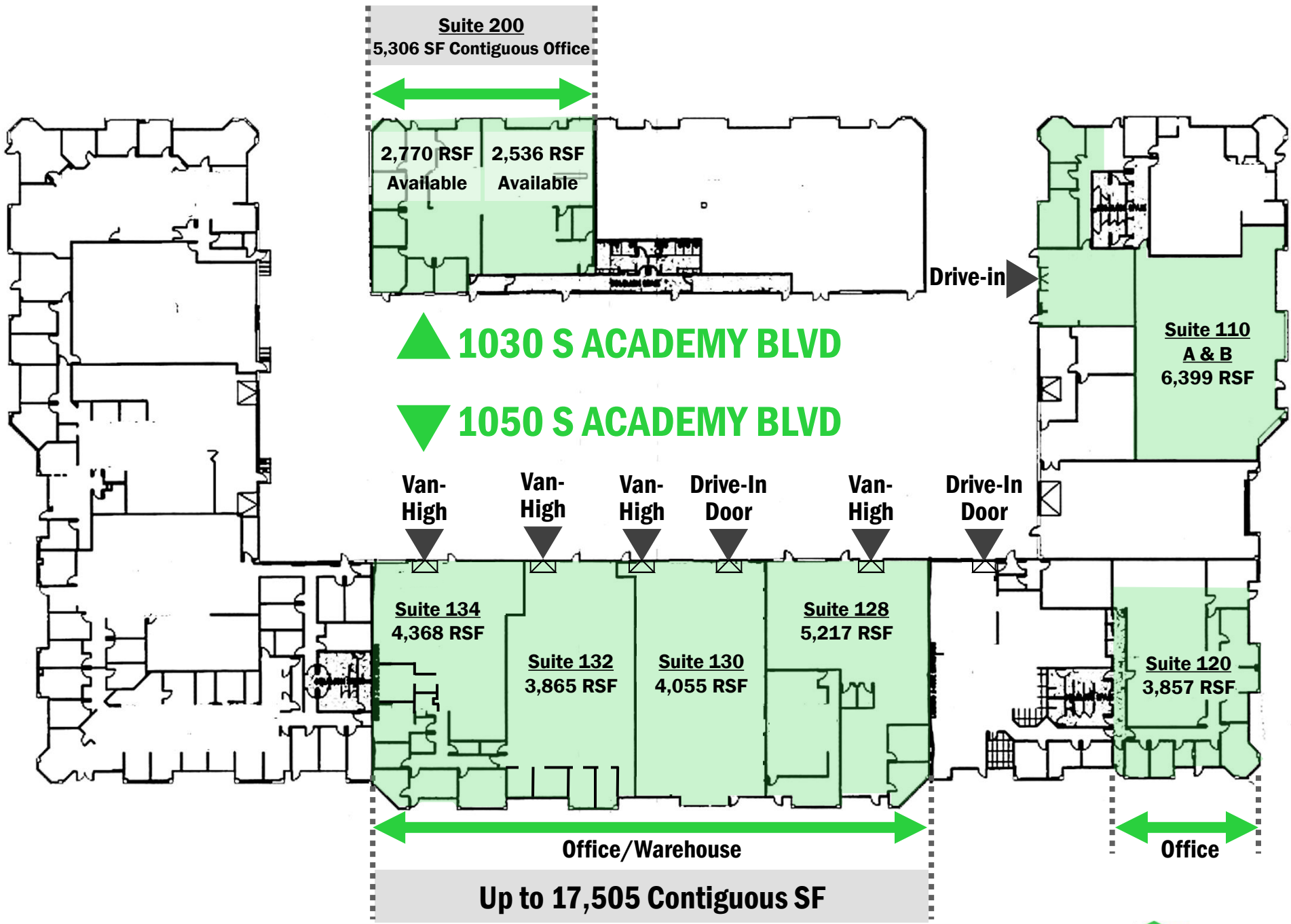
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