

OFFICE / MEDICAL FOR SALE / LEASE

# 2141 Academy Circle

COLORADO SPRINGS, CO 80909



**2141 ACADEMY CIRCLE** is a great owner user building with 5,719 SF available at closing and short-term leases on the remainder of the building to offset costs. This medical office building is located just off N Academy Blvd, in the northeast submarket. The property provides a strategic position with easy access to main arterial streets and residential areas, ensuring great accessibility and convenience for patients and staff alike.

- Wheelchair / ADA accessible
- Atrium
- Drop ceiling
- Join other medical tenants: Fraley Family Medicine, Total Care Family Center, and Quest Labs
- Suite 106 is in gray shell condition and ready for tenant finish

**BUILDING SIZE:** 9,921 SF

**SALE PRICE:** \$1,885,000.00

**AVAILABLE SPACE:** Suite 101: 5,719 SF  
Suite 106: 1,087 SF

**LEASE RATE:** \$15.00 / SF NNN

**NNN EXPENSES (2025 Est.):** \$8.94 / SF

**YEAR BUILT/RENOVATED:** 1979/2025

**ZONING:** OC SS

**PARKING:** 4.4/1,000 SF



**OLIVE**  
REAL ESTATE GROUP, INC.

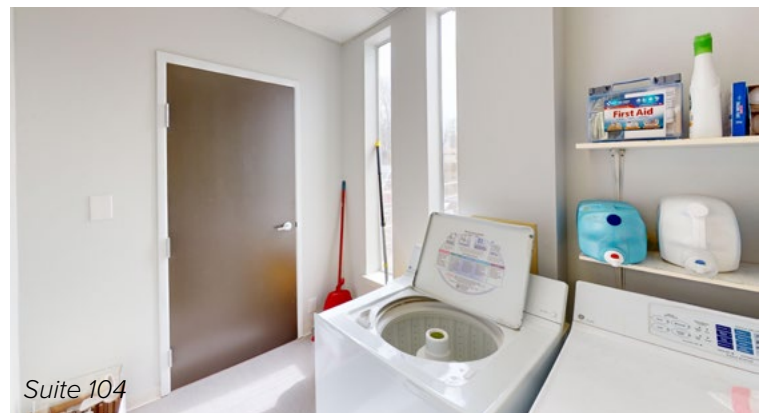
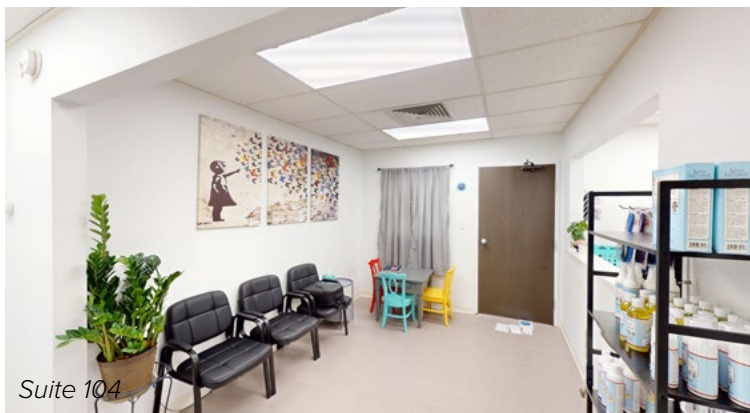
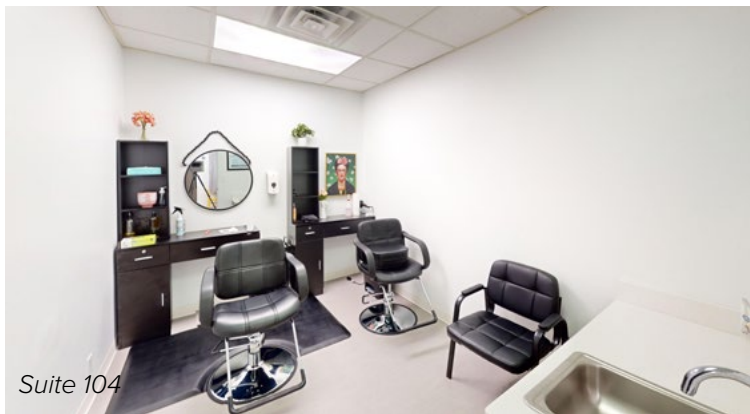
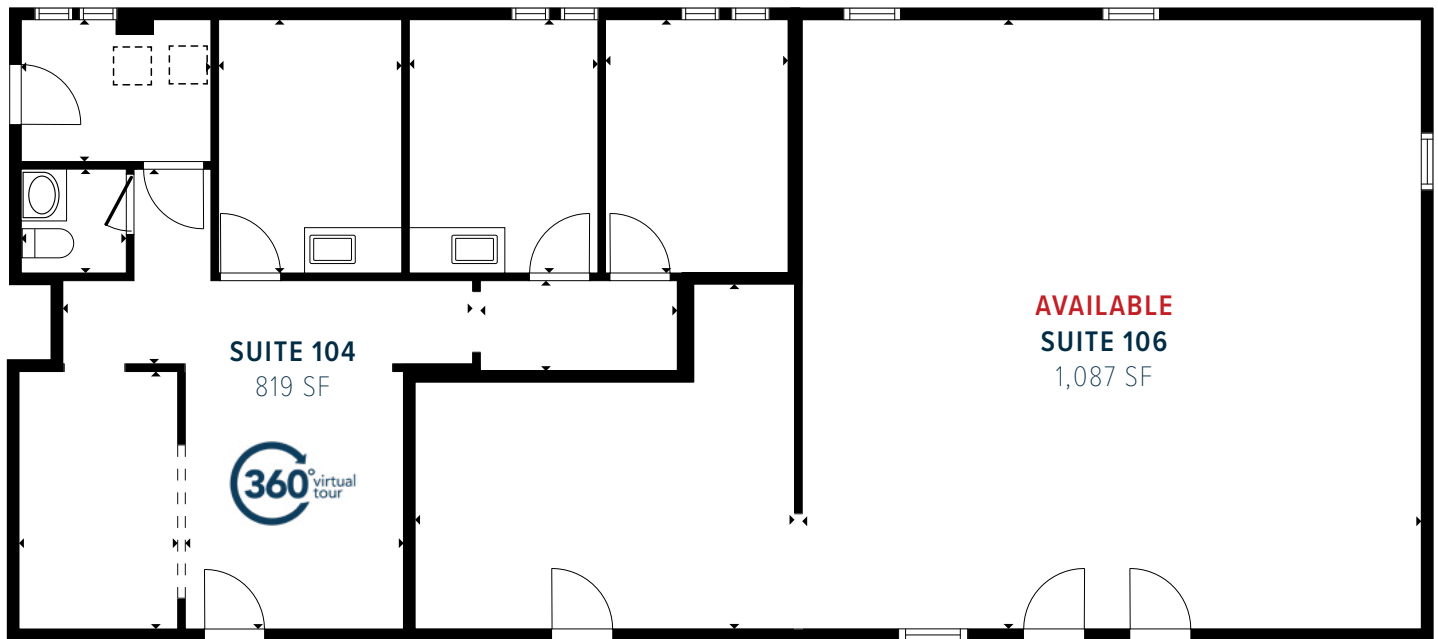
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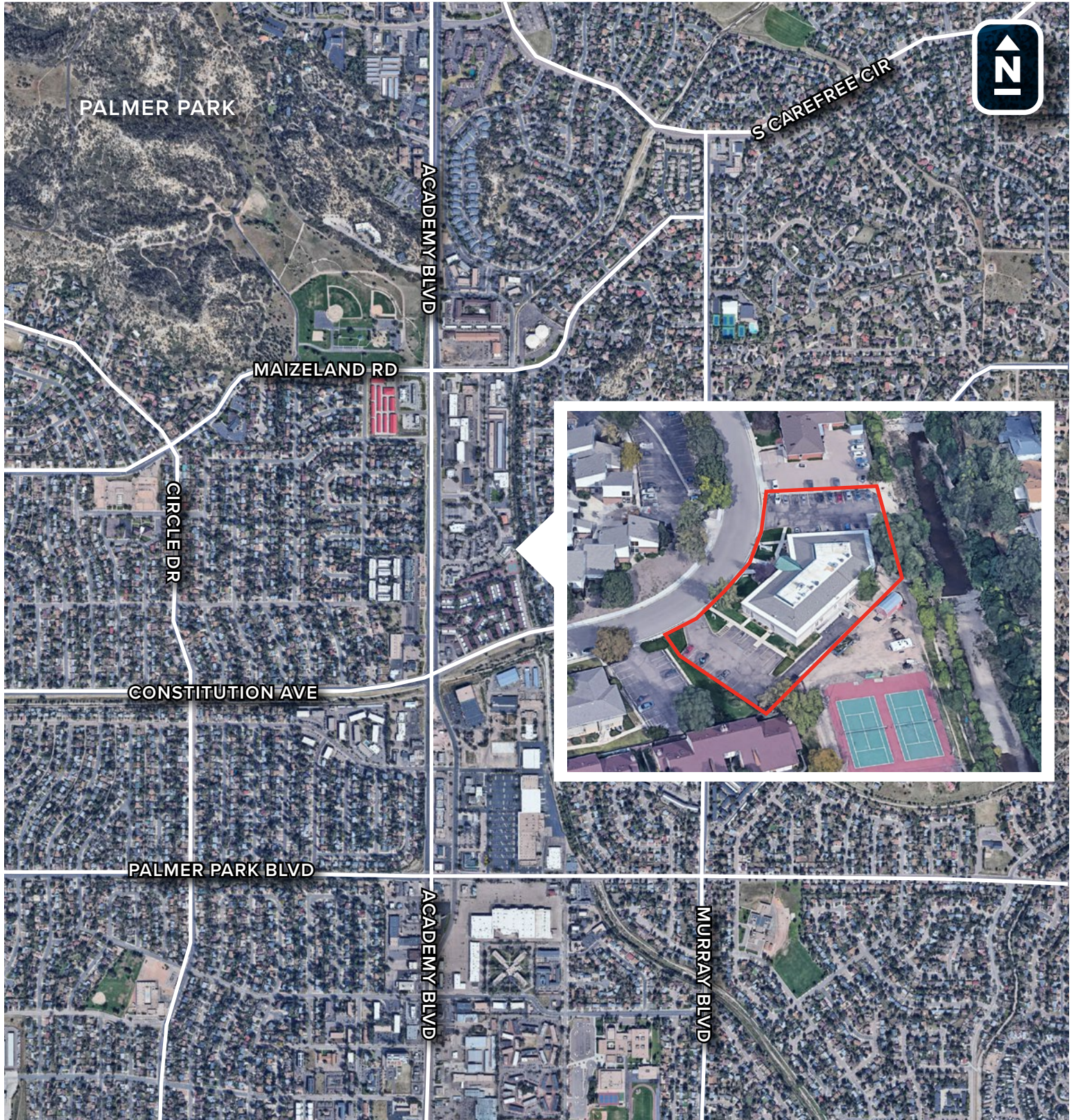
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