

# 5332 MONTEBELLO LN

COLORADO SPRINGS, CO



BASE RATES FROM

**\$18/FT**

2026 NNN ESTIMATE

**\$7.61/FT**

CONTIGUOUS VACANCY

**4,456 RSF**

- » Highly-visibility location
- » Easy Access to N Academy Blvd & I-25
- » Second Generation Units
- » Landlord TI Contribution available
- » Strong tenant mix



WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

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# 5332 MONTEBELLO LN



Montebello Square Dr

Montebello Ln

AVAILABLE

R U Tattooed

Region 8  
Enviro

Express Auto Repair

Laughing Lion

American Printing

Goldelocs

Bath & Body  
Shop

North Academy Blvd



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