

FOR LEASE

**2748-2778 Janitell Rd.
Colorado Springs, CO 80906**

PROPERTY SPECIFICATIONS



LOCATION: 2748-2778 Janitell Rd.
Colorado Springs, CO 80906



AVAILABLE SPACES: +/- 9,779 SF

2764 Janitell Rd.:	+/-. 2,266 SF
2766 Janitell Rd.:	+/-. 2,958 SF
2768 Janitell Rd.:	+/-. 1,850 SF
2772 Janitell Rd., Unit C :	+/-. 2,705 SF

*Can be leased individually or as a contiguous unit



LEASE RATE:

2764, 2766, 2772 Janitell Rd.:	\$12.00 /sf + NNN
2768 Janitell Rd.:	\$13.50 /sf + NNN

NNN: \$3.90 /sf

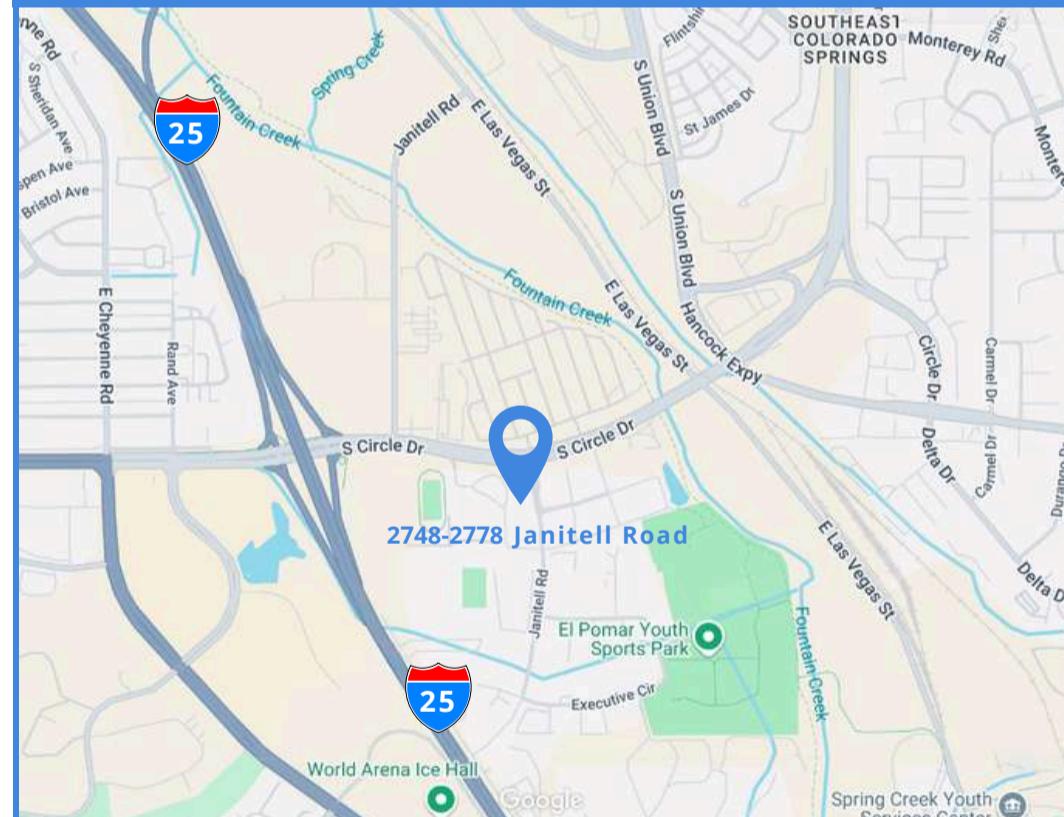


ZONING: C5

! ADDITIONAL INFORMATION:

- Amazing mountain views from the west-facing offices
- Building is visible and easily accessible from I-25
- Ample surface parking
- 2768 Janitell Rd. has overhead door and warehouse space.

MAP



JASON CASTRO
President



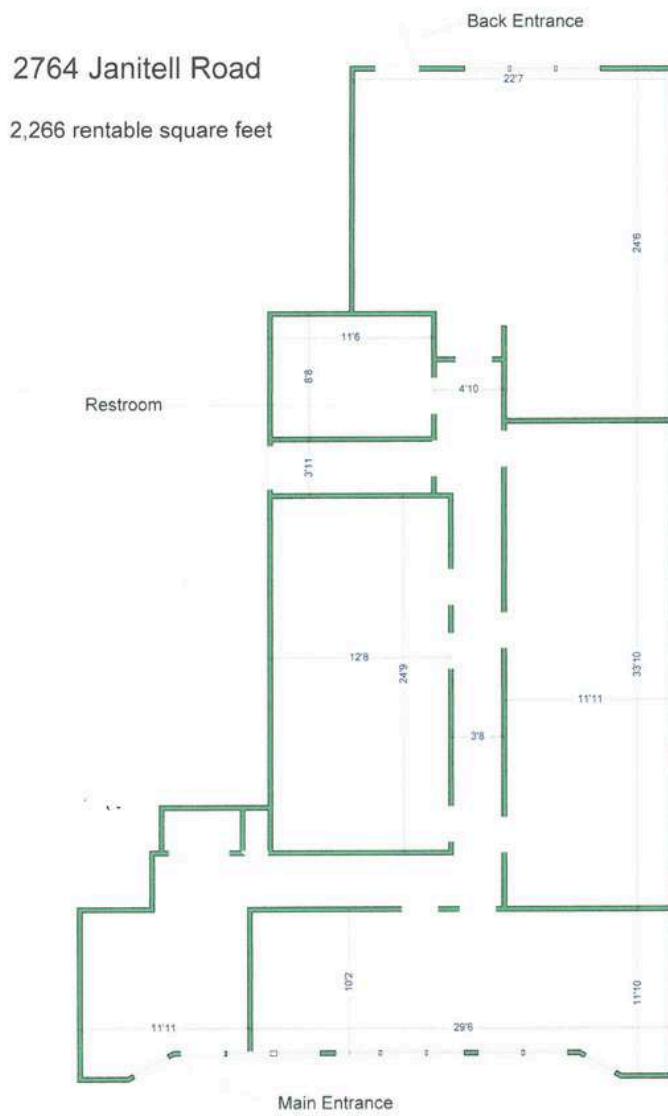
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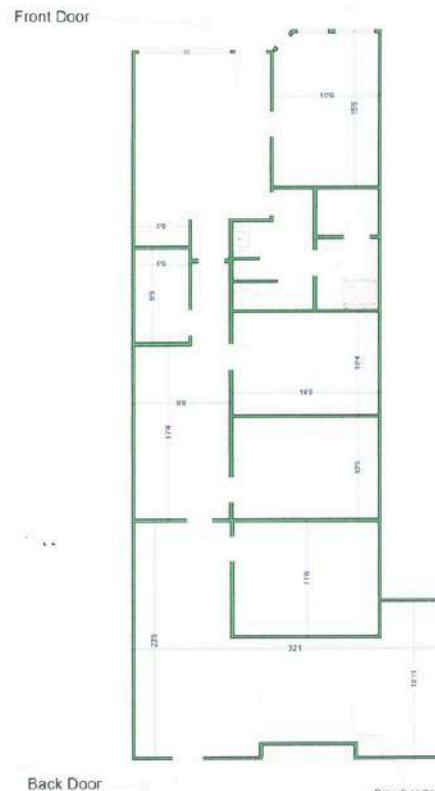
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FLOOR PLANS



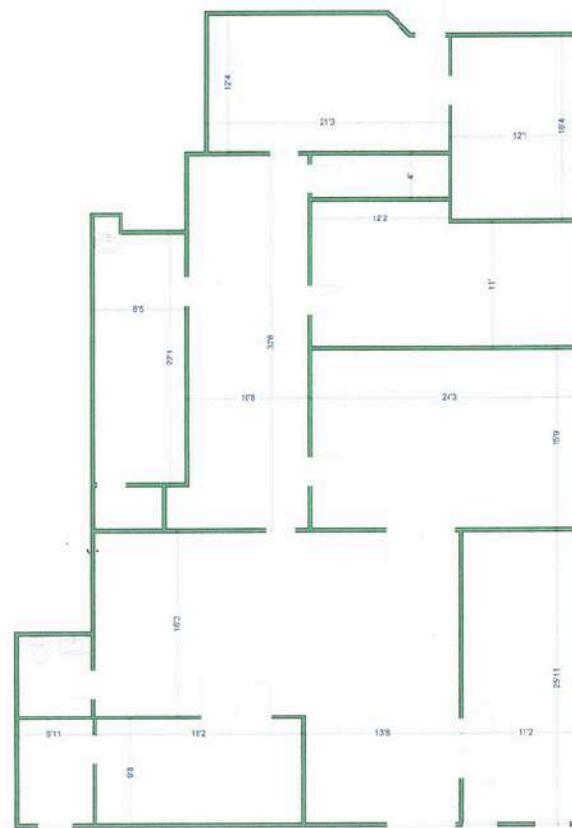
2768 Janitell Road

1,850 rentable square feet



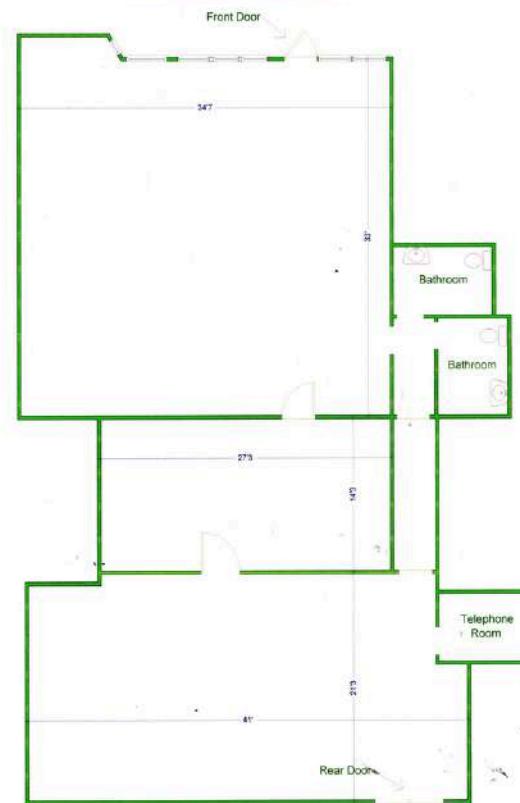
2766 Janitell Road

2,958 Square Feet



2772 Janitell Road

2,705 Rentable Square Feet



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907



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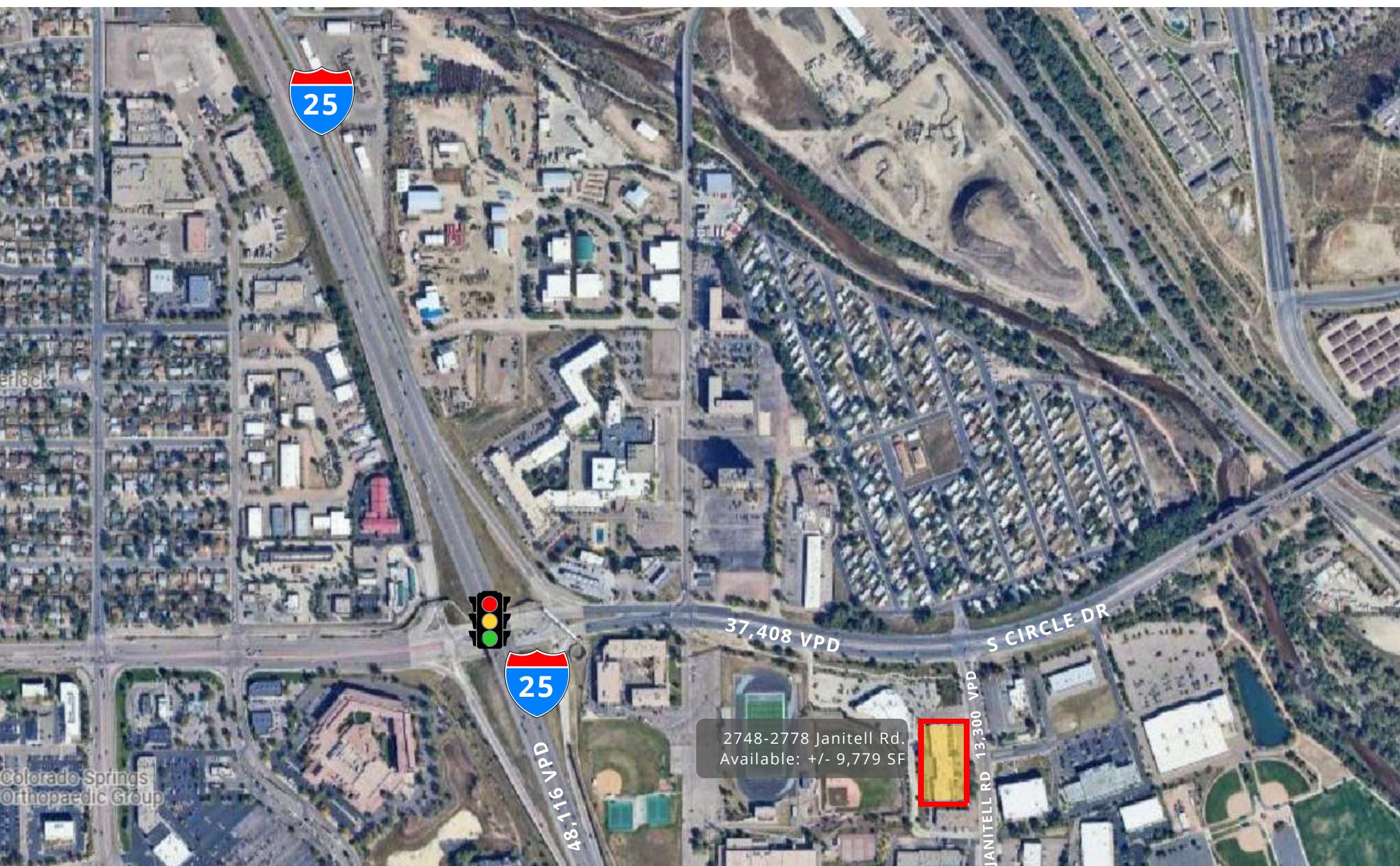
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AERIAL



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