



## EMERALD PLAZA

5265 N ACADEMY BLVD & 5350 TOMAH DR | COLORADO SPRINGS, CO



## CHANGE IS ON THE WAY

Emerald Plaza is the Academy corridor's best kept secret. Located at the corner of Montebello and North Academy, the property consists of two thirty-five thousand square foot buildings which are in the process of being updated with contemporary decor and new flooring and paint throughout.

Immediate access to retail banking, shopping and dining make Emerald Plaza an ideal place to work. Being 10 minutes from downtown Colorado Springs, I-25, and Powers Blvd make it an ideal place to direct your clients. No matter what your requirement, Emerald Plaza fits the bill.

LEASE RATE	\$10-11 + NNN
NNN	\$6.05 PSF (2017 EST)
BUILDING SIZE	70,654 SF



### ACADEMY BUILDING

Suite 1100 | 2,074 RSF

Suite 2600 | 2,674 RSF

Suite 3300 | 8,396 RSF

### TOMAH BUILDING

Suite 1100 | 3,074 RSF

Suite 1300 | 1,235 RSF

Suite 1600 | 1,648 RSF

Suite 1800 | 1,578 RSF

Suite 3300 | 1,537 RSF

Suite 3500 | 1,537 RSF