

# 5825 DELMONICO DRIVE

Colorado Springs, CO 80919  
*Office Building For Lease*



## SUITE DESCRIPTION

Available June 1, 2026, Suite 350 is a top-floor suite featuring expansive views and a versatile and efficient floor plan, providing tenants the opportunity to customize the layout to fit their business. It can be demised to a smaller size to accommodate smaller tenants.

## LOCATION DESCRIPTION

Located in the desirable north submarket of Colorado Springs, this property is positioned along the prominent I-25 corridor with excellent visibility and access. West-facing suites enjoy exceptional views of Pikes Peak, creating a strong sense of place and connection to the outdoors. The west side location is highly desirable for companies and their employees, offering immediate access to nearby trails, open space, and outdoor recreation options. The property provides excellent freeway access to Interstate 25 and is close to the Tech Center and University Village retail and restaurant amenities.

## PROPERTY HIGHLIGHTS

- Parking Ratio: 4.0 / 1,000 RSF
- On-site fitness center with locker rooms
- Spectacular west-facing views, including Pikes Peak and Pulpit Rock
- Prime Interstate access and visibility
- Proactive and attentive property management
- Electronic security system for after hours access

## OFFERING SUMMARY

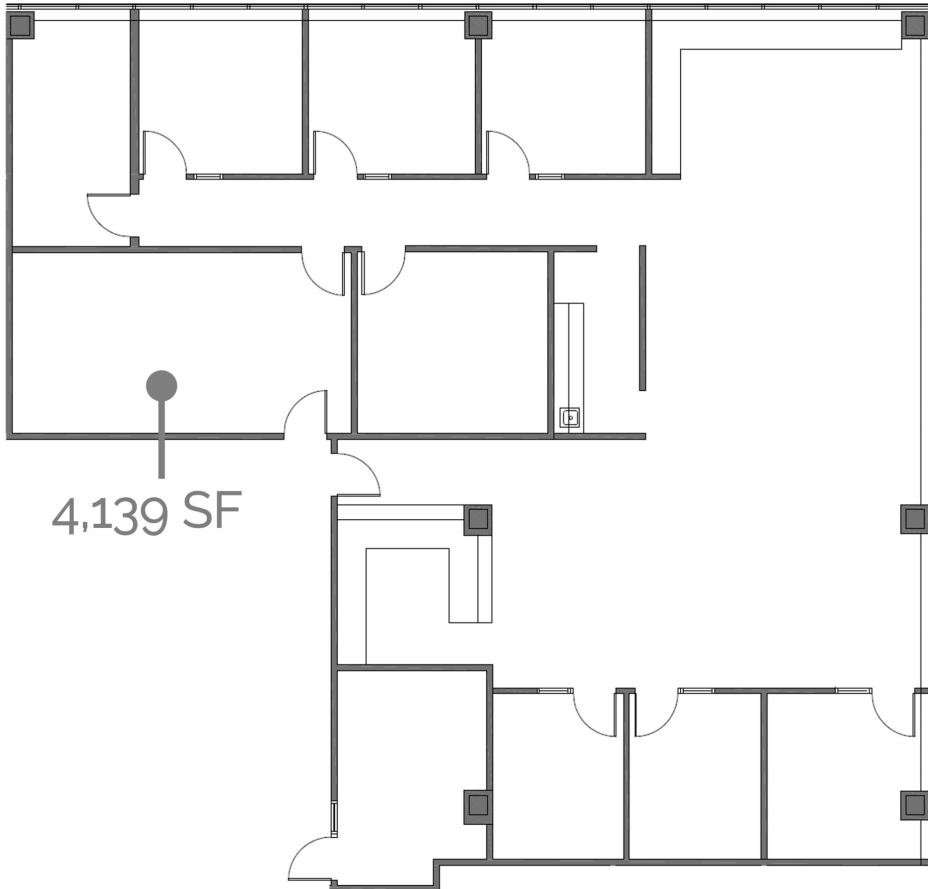
Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	4,139 SF
2026 Estimated NNNs:	\$11.75/SF

**TIM AGEE**

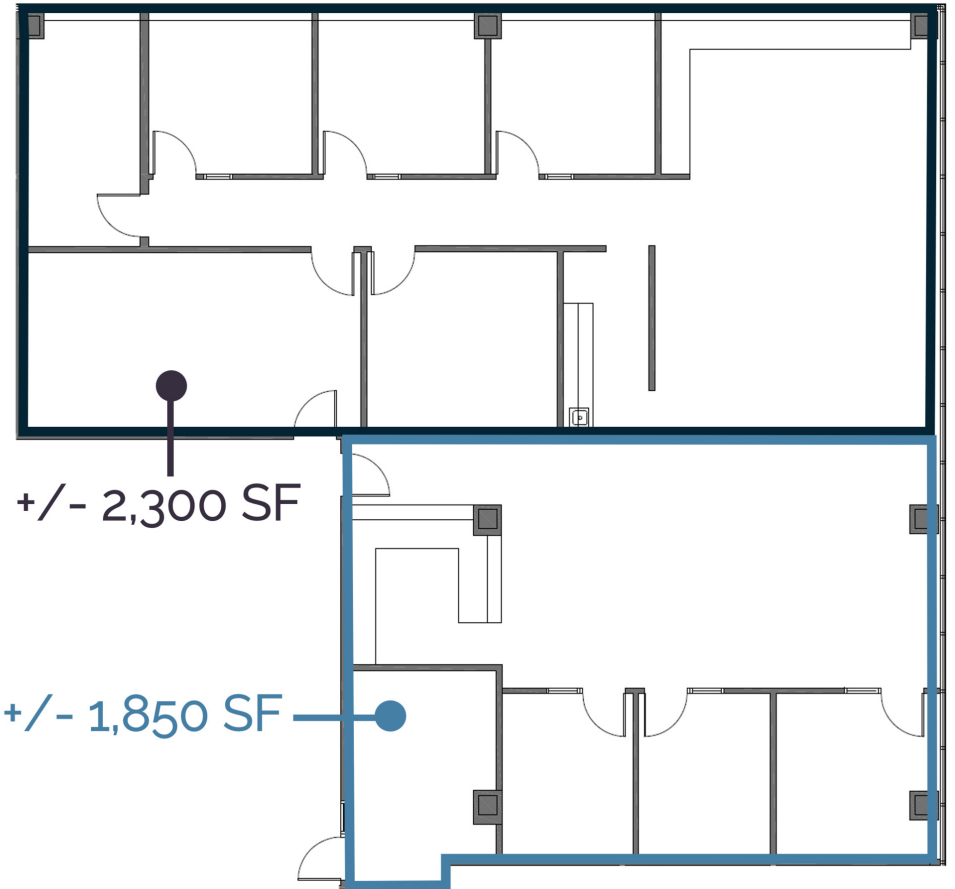
719.200.2735

Tim@MiramontCRE.com

## Current Configuration



## Potential Demise



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