

# For Lease

**NAI**Highland



**1420 -1460 Aviation Way**  
**Colorado Springs, Colorado 80916**



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## BUILDING FEATURES

I-25 ACCESS	Via Hwy 24 Bypass &/or Milton E. Proby Pkwy
Clear Height	18 Feet
Lighting	LED
Electrical	120-208 Volts   3 Phase   4 Wire
Parking	1.47 Spaces Per 1,000 SF

## PROPERTY HIGHLIGHTS

Building	20,922 SF
Lot Size	1.63 AC
Estimated Triple Nets	\$4.46 PSF
Access	Aviation Way & Vapor Trail
Zoning	BP   CR AO
Occupancy	90%

## AVAILABLE SPACE:

**Suite 1420**

**1,883 SF (GL Door)**

**Suite 1460**

**5,550 SF (DH & GL Doors)**

**LEASE RATE:**

**\$13.00-\$13.50, NNN**

# DRIVE TIME

Downtown Colorado Springs	17 Minutes
I-25	10 Minutes
Colorado Springs Airport	9 Minutes
Denver International Airport	1 Hour 30 Minutes



**NAL**Highland

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