

OFFICE / WAREHOUSE SPACE FOR LEASE

1525-1589 Vapor Trail

COLORADO SPRINGS, CO 80916



AVAILABLE SPACE FOR LEASE:

SUITE 1525/1531:	6,791 SF ±	SCIF Build-out
SUITE 1535:	3,397 SF ±	100% Office
SUITE 1565:	1,814 SF ±	Approx. 50% Office / 50% Warehouse
SUITE 1589:	7,173 SF ±	Approx. 20% Office / 80% Warehouse

LEASE RATE:	\$10.00 - 12.00 / SF + NNN SCIF: \$25.00 / SF + NNN
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NNN EXPENSES (2025 Est.):	\$3.05 / SF
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BUILDING SIZE:	52,130 SF
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YEAR BUILT:	1984
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ZONING:	BP (Business Park)
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- All suites have drive-in doors
- Ample parking available
- Located near Peterson Space Force Base & Colorado Springs Airport in the Southeast Market



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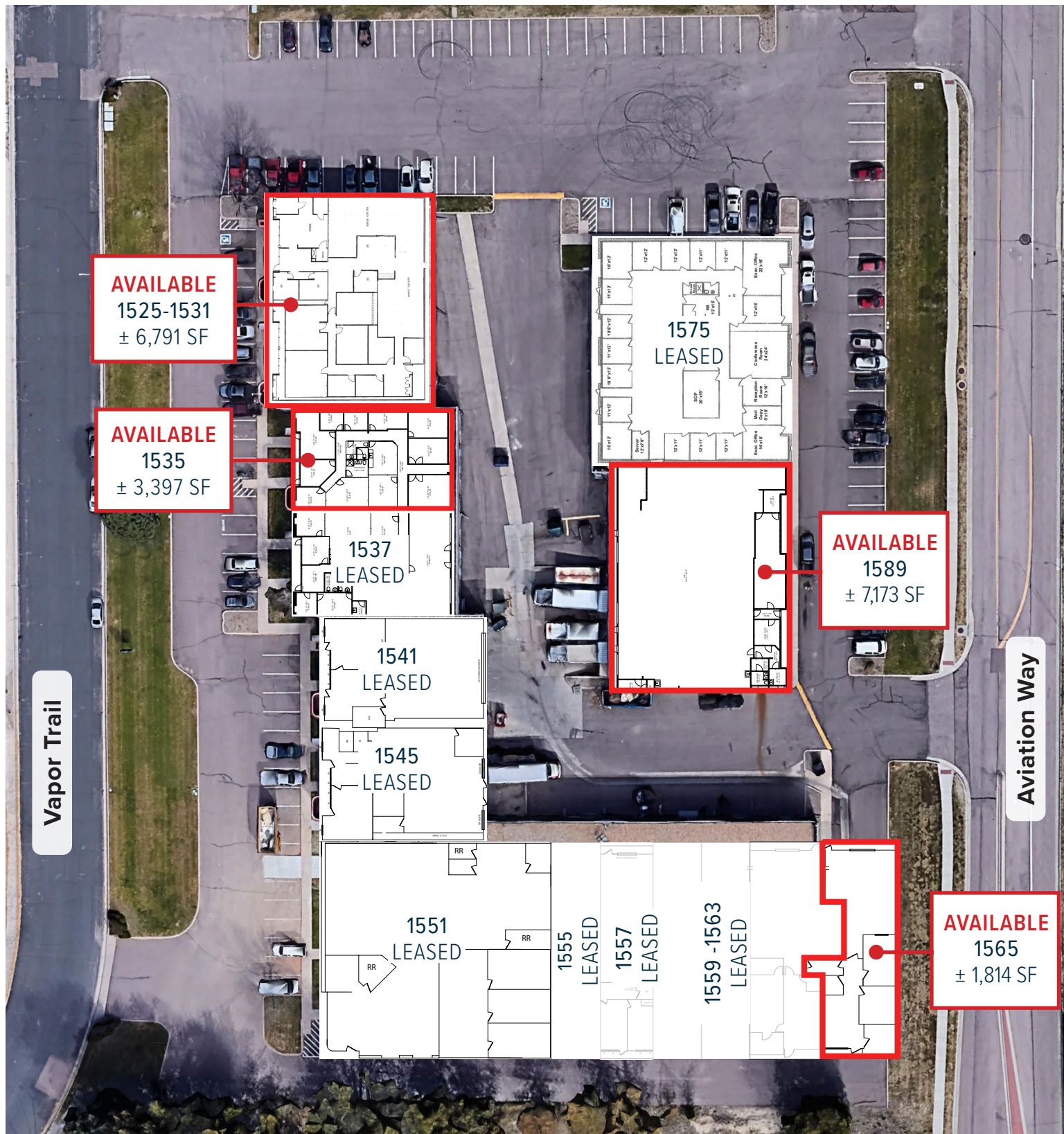
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