

OFFICE / WAREHOUSE SPACE FOR SUBLEASE



2435 Research Parkway
Colorado Springs, CO 80920



PROPERTY OVERVIEW

2435 Research Parkway offers a rare office/warehouse opportunity in the highly desirable North Colorado Springs market, combining professional office space with functional warehouse and ground-level loading, a unique offering for the area. Strategically located along the Research Parkway corridor, the property offers convenient access to I-25 and is surrounded by Briargate, the U.S. Air Force Academy, major employers, and numerous nearby amenities.



RATE

\$21 /SqFt + NNN



NNN Estimate

\$11.43 /SqFt



AVAILABLE UNITS

SUITE 100

PROPERTY DETAILS

Available Space

OFFICE	1,750 SqFt
WAREHOUSE	993 SqFt
TOTAL	2,743 SqFt

Loading

9' x 9' Ground Level Door (x1)

Michael Suggs | Principal

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suggs@highlandcommercial.com

John Benson | Broker

719.663.0027

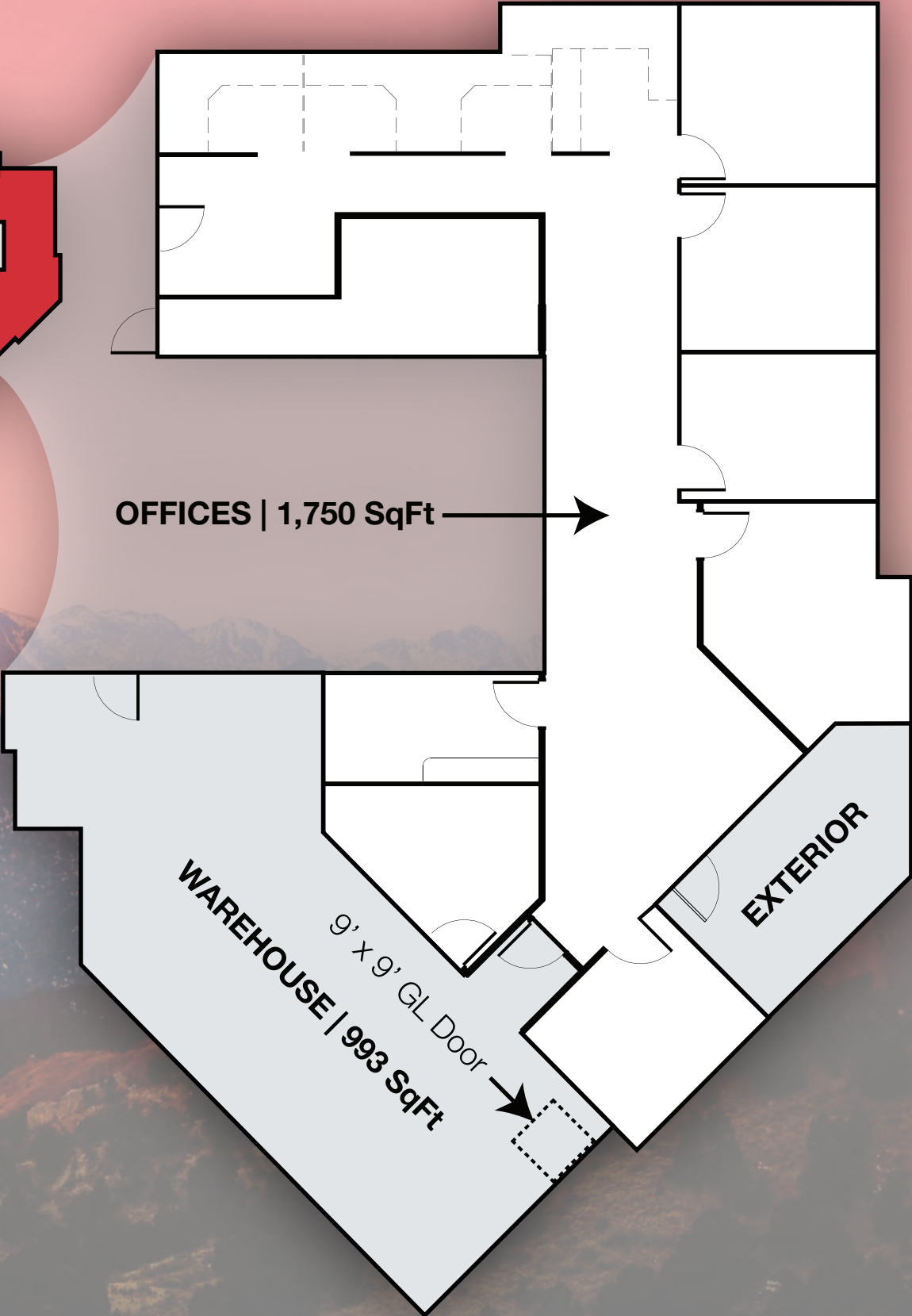
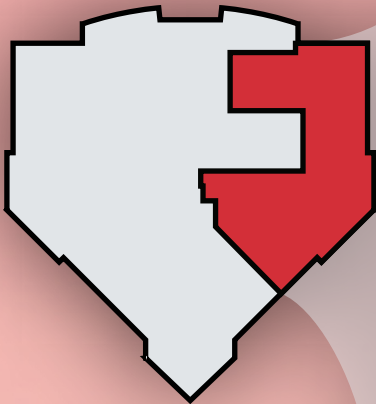
benson@highlandcommercial.com





BUILDING
FOOTPRINT

SUITE 100 FLOOR PLAN





DRIVE TIMES

I-25	5 min
Downtown COS	16 min
COS Airport	27 min
Downtown Denver	1hr 3min
DEN Airport	1hr 3min



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