



FOR LEASE

# 13570 MEADOWGRASS DRIVE STE. 201

COLORADO SPRINGS, CO 80921



## PROPERTY

### overview

Office suite for lease in Northgate! This space offers a functional and professional layout designed to support a variety of business needs. The space features four private offices, each with stunning mountain views, reception area, a dedicated conference room, and a break room with additional storage. Ample parking is available on site, as well as easy access to I-25 and other amenities.

Available SF:	2,333 SF
Lease Price:	\$18.00
NNN:	\$13.78
Zoning:	MX-M
Year Built:	2007

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

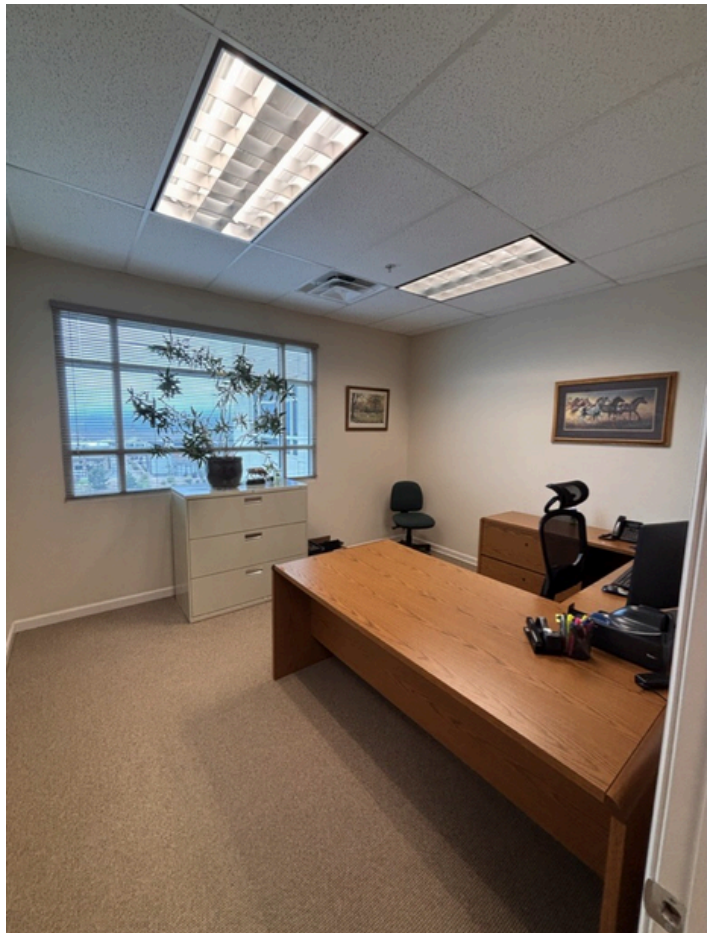
## CONTACT US

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## AREA demographics

### 1 MILE

Total Households	1,806
Total Population	4,980
Average HH Income	\$138,883

### 3 MILES

Total Households	10,820
Total Population	30,576
Average HH Income	\$148,402

### 5 MILES

Total Households	20,269
Total Population	57,847
Average HH Income	\$144,457

Northgate Blvd. & Meadowgrass Dr.: 16,182  
VPD(2025 Est.)

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