

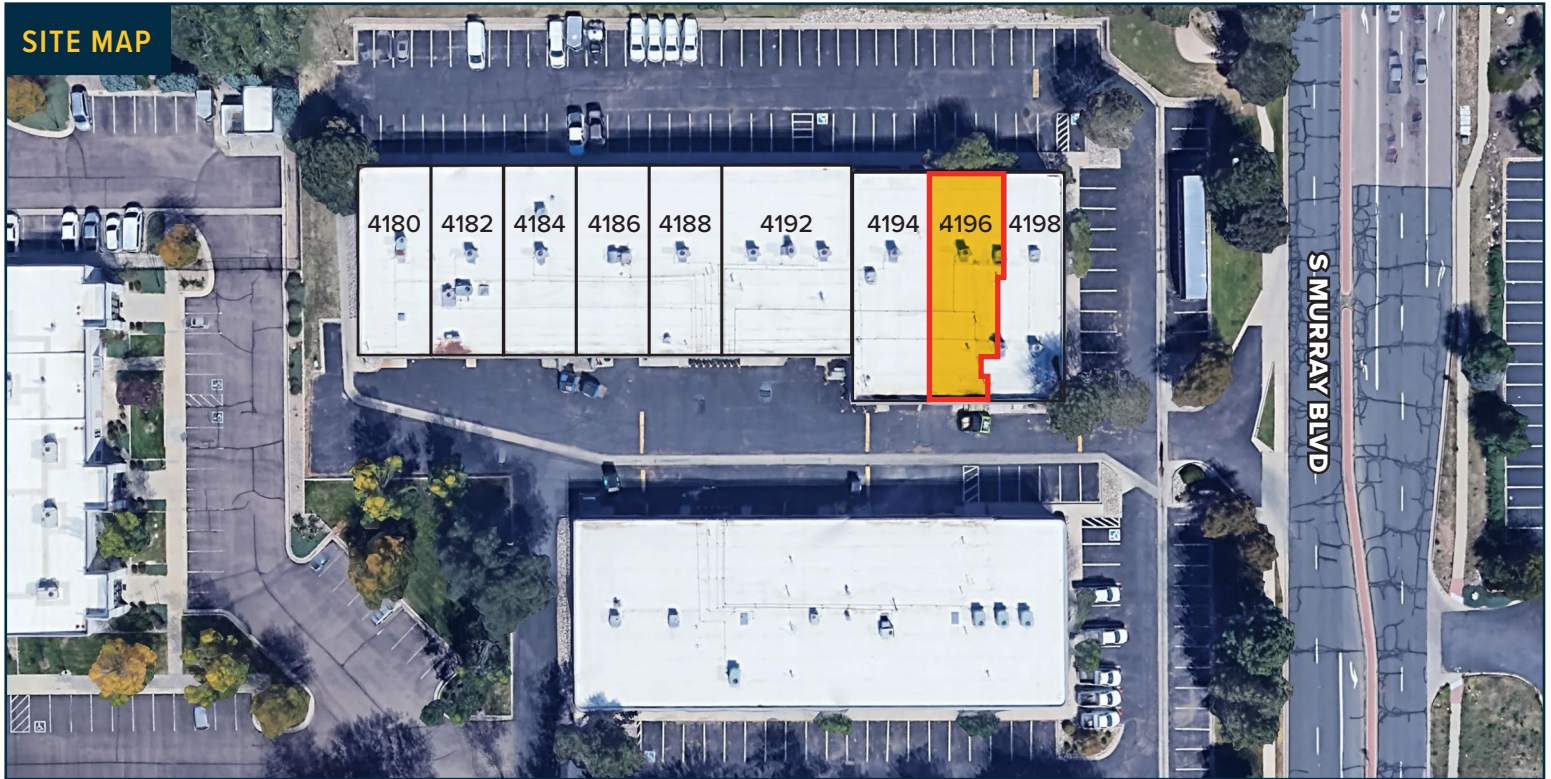
Office / Warehouse Space For Lease

4160-4198 CENTER PARK DRIVE • COLORADO SPRINGS, CO 80916



TOTAL CENTER SIZE:	43,029 SF (2 Buildings)
AVAILABLE SPACE:	4196 Center Park: 2,864 SF 20% Office / 80% Warehouse
LEASE RATE:	\$11.00 / SF + NNN
NNN EXPENSES:	\$3.65 / SF (2025 est.)
LAND SIZE:	3.37 Acres
ZONING:	MX-M P AO
YEAR BUILT:	1985
PARKING:	1.57/1,000 SF
OVERHEAD DOORS:	10' x 12' available in every suite





4196 CENTER PARK DRIVE
2,864 SF +/- AVAILABLE

