

For Lease

12320 Oracle Blvd

Colorado Springs, CO

73,338 RSF

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**AVISON
YOUNG**

Property Highlights

- Building RSF: 191,630
- Year Built: 1999
- Floors: 5
- Rental Rate: \$25.00/SF FSG
- Large efficient floor plates
- Plug and Play Opportunity - meets social distancing standards
- Parking: 5/1000 (Free Surface)
- On-site security and property management
- Proximity to I-25
- Unobstructed mountain views
- Adjacent to Air Force Academy



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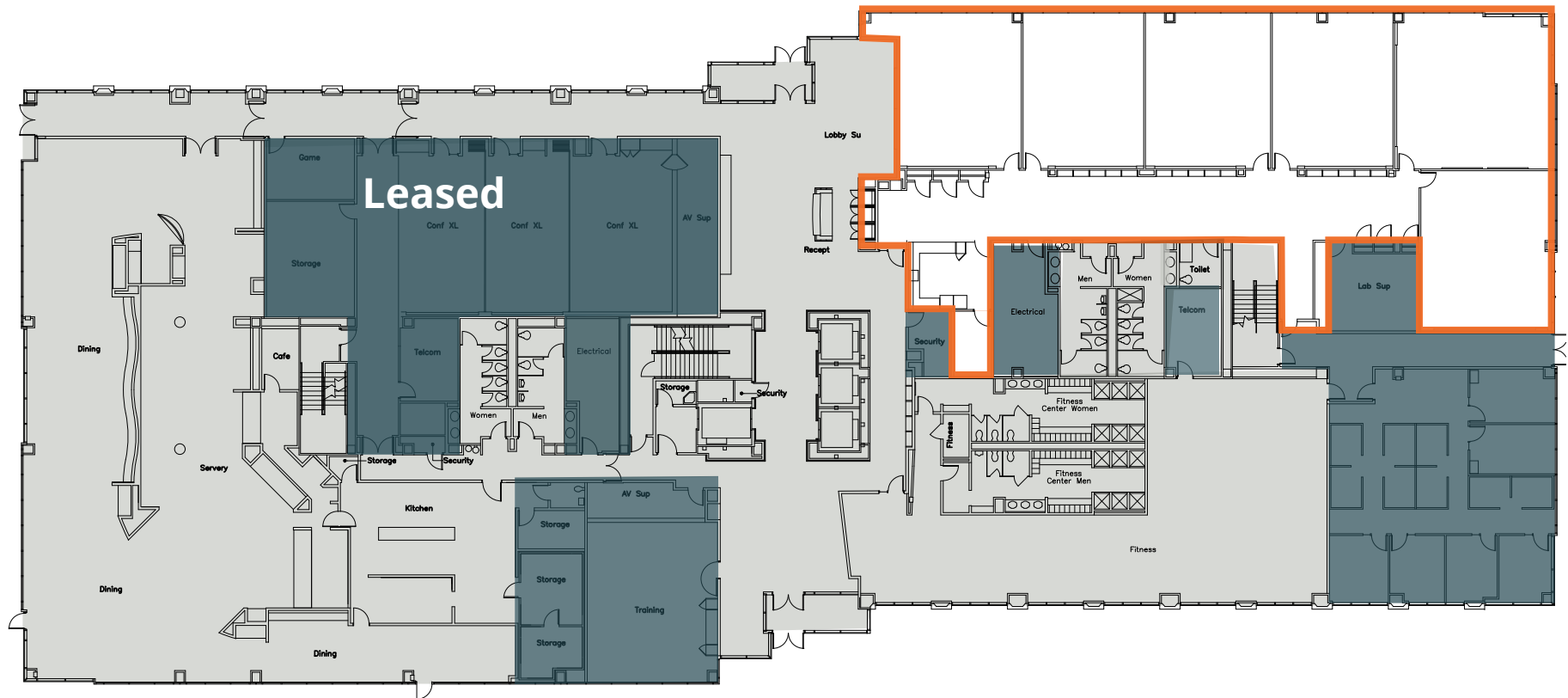
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**AVISON
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Floor 1 (Partial Floor) | 7,453 RSF

Available



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**AVISON
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Floor 2 (Full Floor) | 33,322 RSF

Available



- » 1 telcom room
- » 1 training room
- » 281 cubicles
- » 22 offices
- » 2 conference rooms
- » 2 breakrooms / 2 kitchenettes

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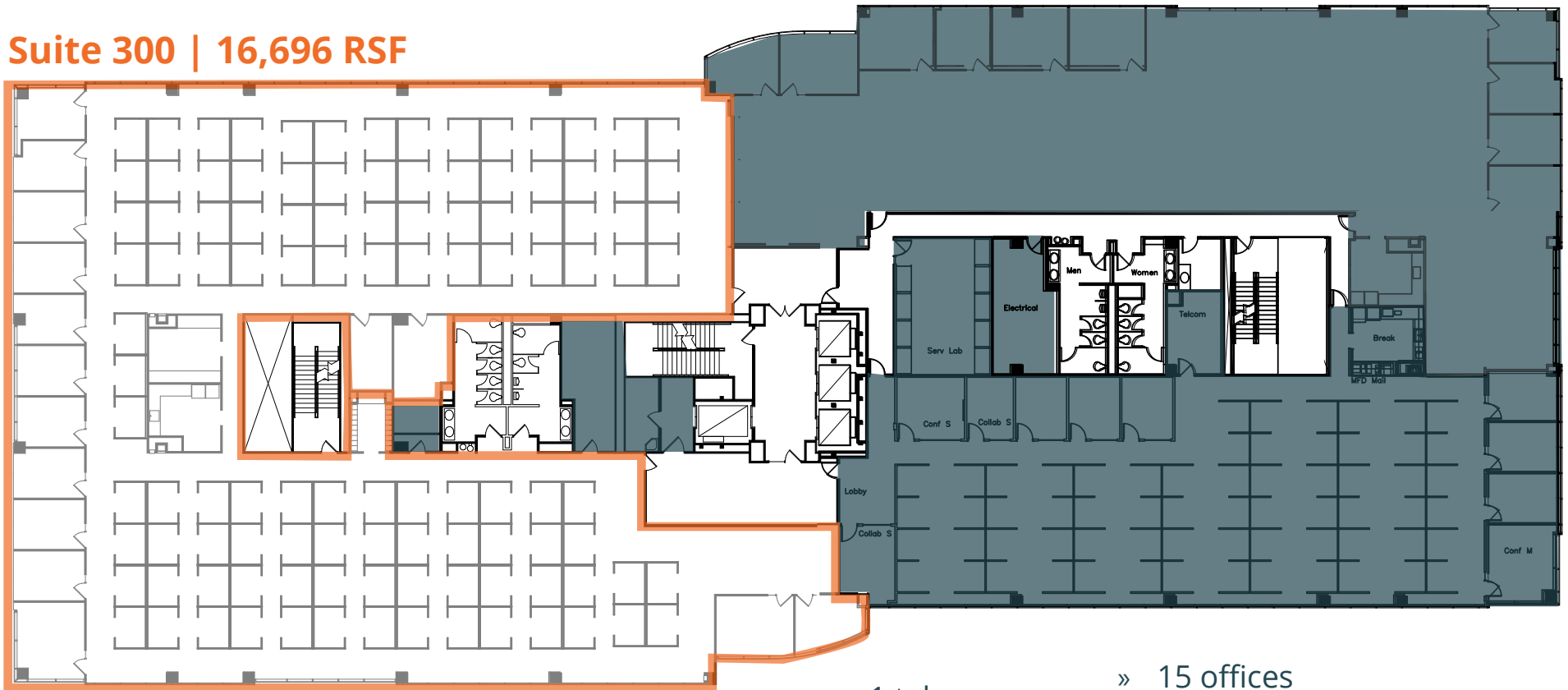
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**AVISON
YOUNG**

Floor 3 (Partial Floor) | 16,696 RSF

Leased

Suite 300 | 16,696 RSF



- » 1 telcom room
- » 15 offices
- » 111 cubicles
- » 2 conference rooms
- » 2 breakrooms / 2 kitchenettes

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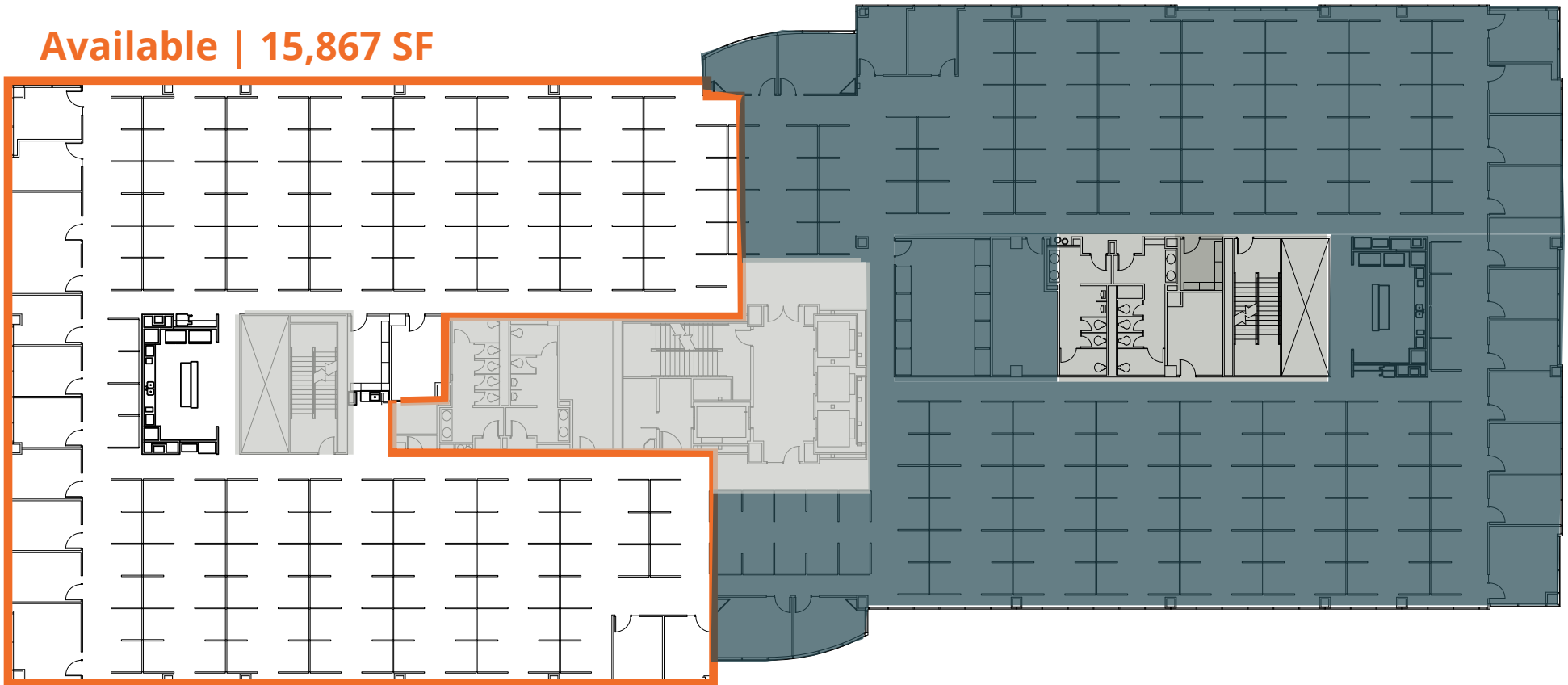
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**AVISON
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Floor 4 (Partial Floor) | 15,867 RSF

Leased

Available | 15,867 SF



- » 10 offices
- » 2 conference rooms
- » 172 cubicles
- » 1 breakroom / 1 kitchenette

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**AVISON
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On-Site Amenities



Onsite café offering catering



Fitness center featuring showers, locker rooms, and daily classes



Outside seating area with volleyball and horseshoes



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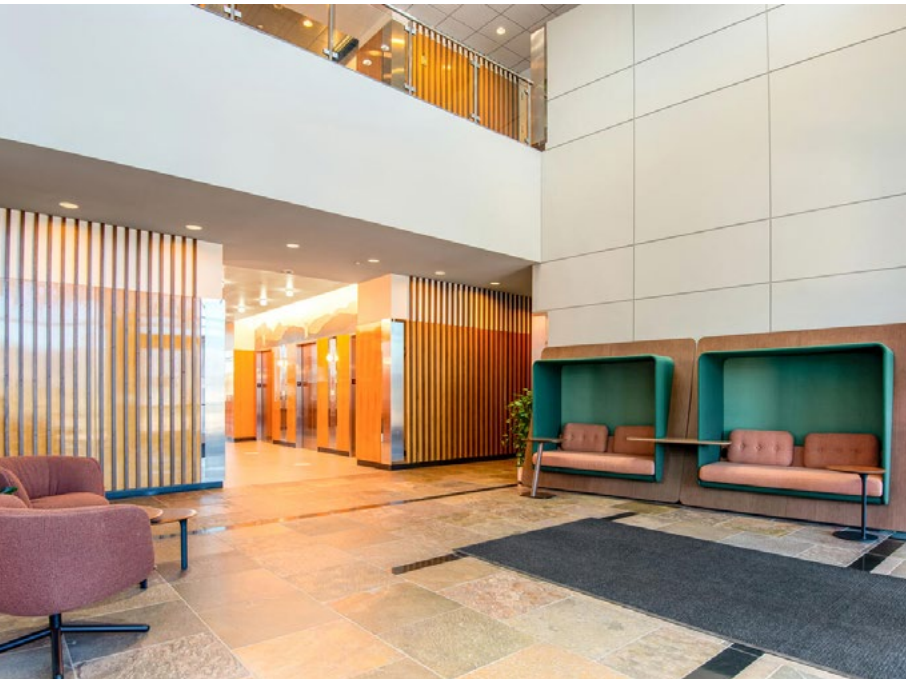
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Newly Renovated Lobby



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Location Overview

**AIR FORCE
ACADEMY**



ORACLE BOULEVARD

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