








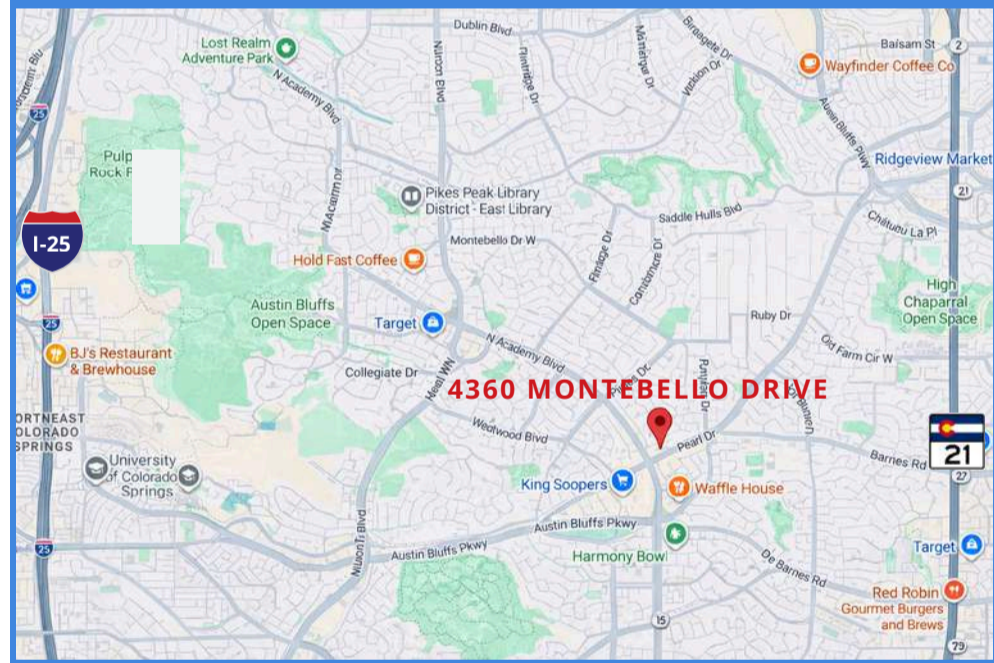
# GENESIS OFFICE PLAZA FOR LEASE

4360 Montebello Drive  
Colorado Springs, CO 80918

## PROPERTY SPECIFICATIONS

-  **LOCATION:** 4360 Montebello Drive  
Colorado Springs, CO 80918
-  **AVAILABLE:** Suite 1100  
+/- 1,575 SF
-  **LEASE RATE:** \$20 /SF
-  **LEASE TYPE:** Full Gross- **All Expenses Included**
-  **ACCESSIBILITY:** Located just off N Academy and Austin bluffs, allowing easy access anywhere in the city
- SUITE COMPONENTS:** 2 offices, reception, open office area, and a bathroom
- ZONING:** MX-M

## MAP



## EXECUTIVE SUMMARY

4360 Montebello Drive is the ideal location to elevate your business in this efficiently designed 1,575 SF office suite located in the heart of Colorado Springs. This office suite offers functionality and a high-visibility layout that is perfect for professional services, creative agencies, or boutique medical use. The full gross lease includes all taxes and utilities, simplifying monthly expenses

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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

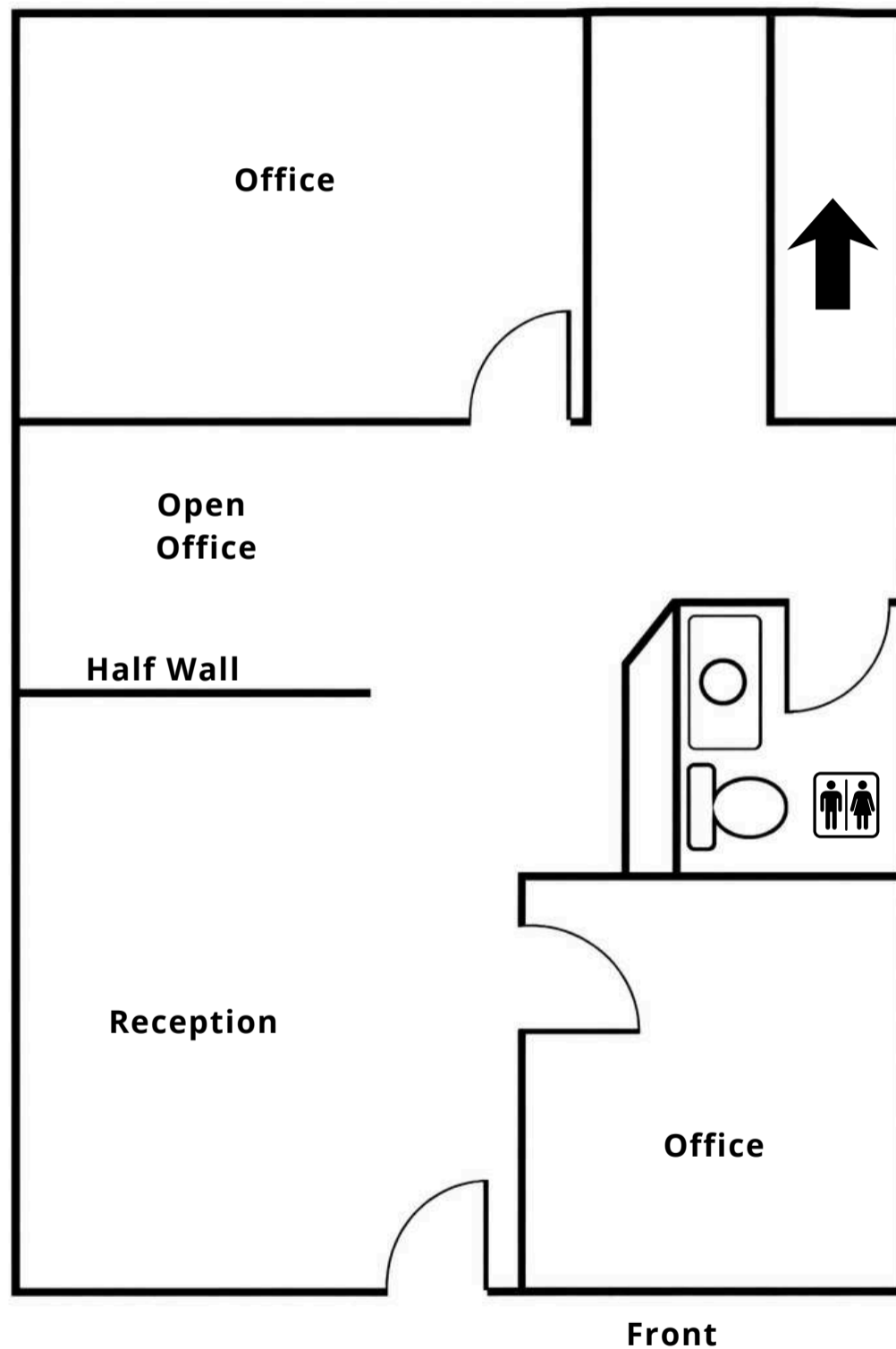
**FOR LEASE**

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**FLOOR PLAN**

**UNIT 1100**

**+/- 1,575 SF**



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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