

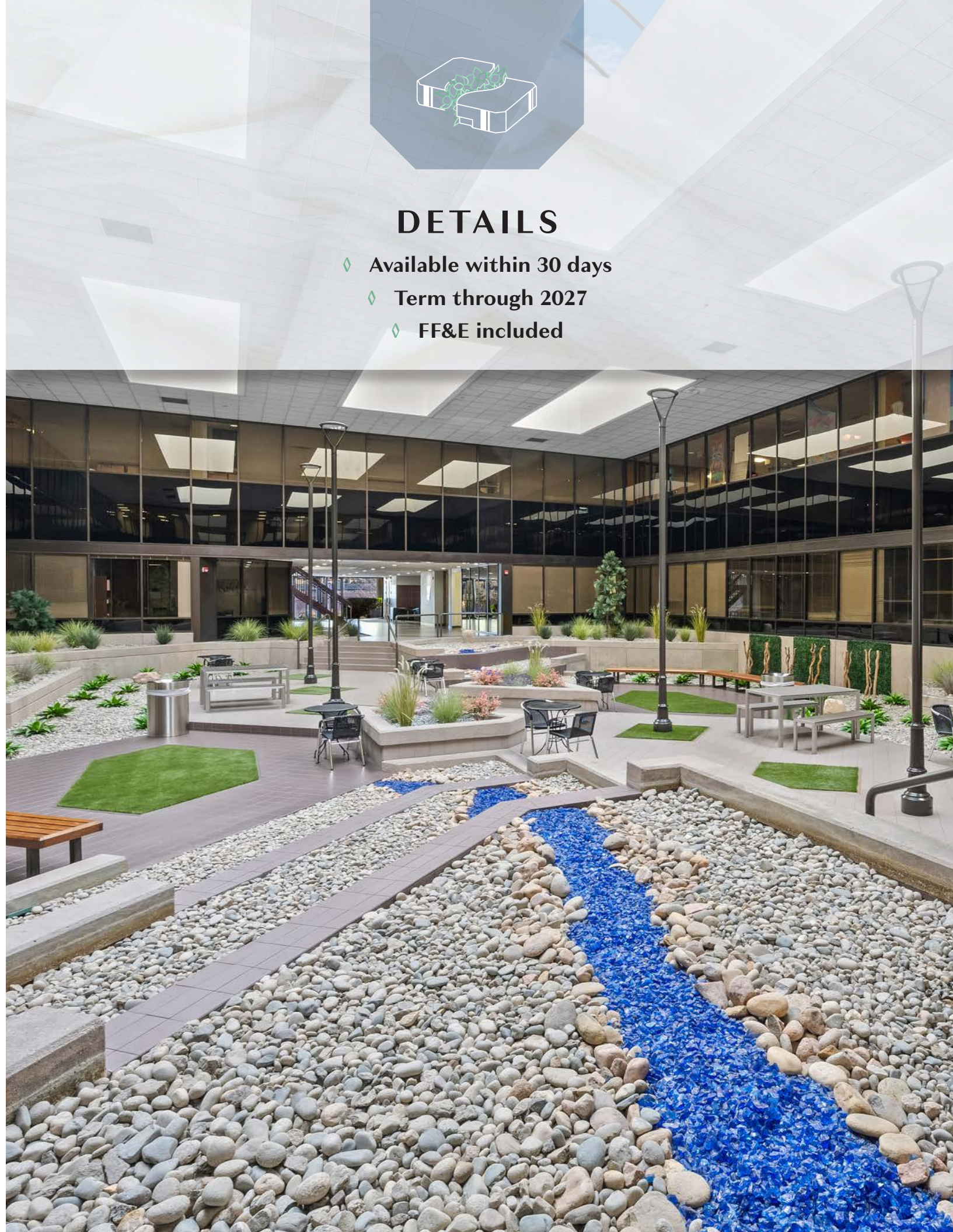


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MARK DABLING BLVD.
COLORADO SPRINGS, CO 80919

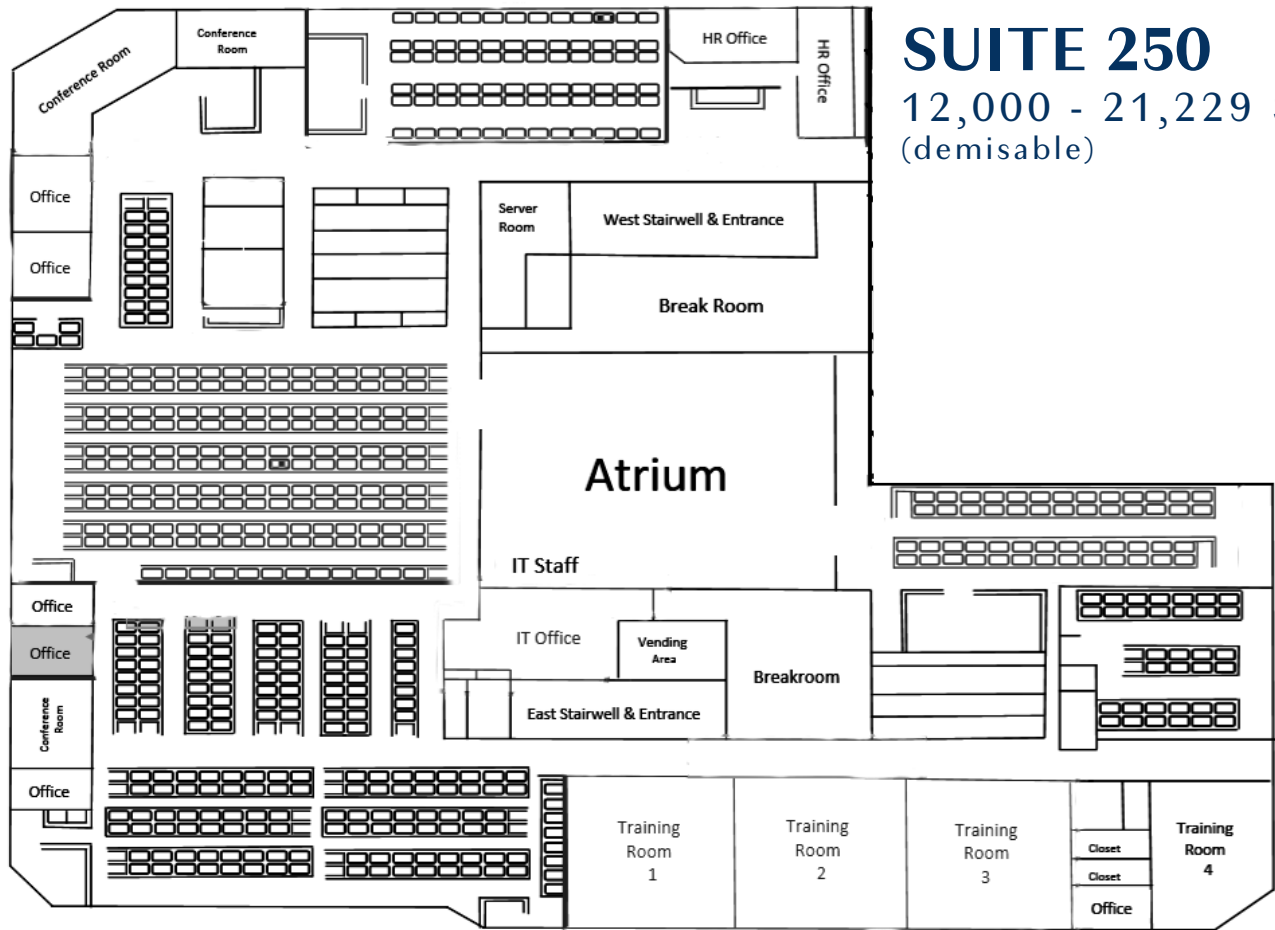
12,000 - 21,229 SF
SUBLEASE AVAILABLE | SUITE 250





DETAILS

- ◆ Available within 30 days
- ◆ Term through 2027
- ◆ FF&E included



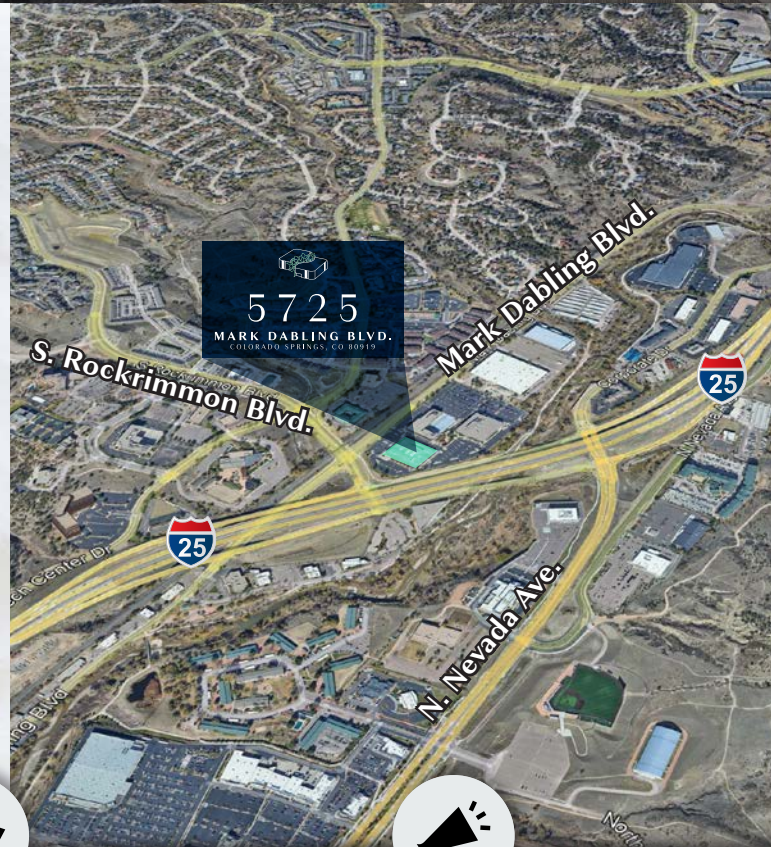
SUITE 250
 12,000 - 21,229 SF
 (demisable)

THE OFFERING



A fantastic plug-n-play sublease opportunity positioned in the Northwest Submarket of Colorado Springs.

- Situated between Briargate and Colorado Spring's CBD markets with immediate access to Interstate 25
- Numerous dining, hotel and entertainment options within 3 miles of the property provides a great work environment for employees
- Spacious-open layout that runs along the building's entire window-line.
- Layout includes eight private offices, three conference rooms, four large (20+ person) training facilities, reception area, IT room, and two separate kitchenettes/break rooms



1. WELL CONNECTED

- 10 Minutes to Colorado Springs' CBD
- 12 Minutes to Garden of the Gods park
- 22 Minutes to the Colorado Springs Airport



2. UNBEATABLE ACCESS

Conveniently located immediately adjacent to I-25 and N Nevada Ave. allowing easy access throughout Northern Colorado Springs



3. IDENTITY

Achieve unmatched corporate branding through a contained site with both building and monument signage opportunities.

SITE OVERVIEW



QUICK FACTS

Suite	250
RBA	21,229 RSF on 2nd Floor
Rate	TBD
Term	July 2027
Occupancy	30 Days
Furniture	Negotiable. Currently Furnished
Signage	Building & Monument
Parking	6/1,000: 127 Spaces

Amenities

Fitness Center, Showers and lockers, Loading Dock, Covered Parking, WiFi access in Lobby, Atrium, and Courtyards, on-site management, on-site cafe, and Conferencing facilities



NORTHERN COLORADO SPRINGS, COLORADO

NORTHCREEK OFFICE COMPLEX

Located in the Northwest Submarket of Colorado Springs, the NorthCreek Office Complex is an ideal location for a multitude of industries including, but not limited to technology, aerospace, healthcare and finance users due to the submarkets access to a strong base of highly skilled workers, relative affordability, and immediate access to natural amenities associated with the Front Range.

OFFICE NEXT TO NORTHERN COLORADO SPRINGS' LARGEST EMPLOYERS

- Parsons Corporation
- American Automobile Association
- Nooks
- Firstsource
- Outreach, Inc.
- Pima Medical Institute
- Jacobs
- CACI
- Aleut Management Services
- Econolite Control Products, Inc.
- Bryan Construction
- Capstone Title
- HDR
- Shields Corp
- Socialseo
- USA Triathalon
- Way FM
- EM Microelectronics
- Smi International Llc
- BSCS
- MedRide
- Aleut Management Service Llc
- Angels Care Home Health
- eAutoConnect
- The Resource Exchange



DEMOGRAPHICS

EDUCATION

	2.5 Miles	5 Miles	10 Miles
Bachelor's Degree	25.5%	26.9%	26.2%
Graduate or Professional Degree	18.4%	19.0%	17.1%

HOUSING VALUE

	2.5 Miles	5 Miles	10 Miles
2022 Average Home Value	\$486,814	\$472,694	\$465,454

POPULATION

	2.5 Miles	5 Miles	10 Miles
2022 Total Population	51,372	201,192	547,948
2022 Median Age	41.6	39.7	37.1

HOUSEHOLD INCOME

	2.5 Miles	5 Miles	10 Miles
2022 Average Household Income	\$106,418	\$106,670	\$107,938

EMPLOYMENT

	2.5 Miles	5 Miles	10 Miles
2022 Total Employed Population 16+	26,445	101,816	262,997





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