

2370 NORTH POWERS BOULEVARD COLORADO SPRINGS, CO 80915

1ST FLOOR, SUITE A



#### **COLE UNDERWOOD**

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4272 Promenade Drive Suite 100 Colorado Springs, CO 80920

#### PROPERTY HIGHLIGHTS

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Rent:	\$13.00 NNN
Rentable Building Area:	10,740 SF
Land Area:	37,999 SF
Zoning:	PIP2 AO AP
Class:	В
Drive Ins:	10
Parking:	60 Spaces/3.13 Ratio

#### PROPERTY DESCRIPTION

Ownership has just remodeled the building inside and out. Plenty of office space up front with 2 floors. Broken into private offices, open areas, restrooms, and plenty of natural daylight. Office space has fresh paint along with updated lighting and flooring throughout. Warehouse space has 10-12' overhead doors allowing for pull through bays if needed. Fresh coat of paint and new lighting throughout the warehouse area as well. Small yard behind building that will allow for some outdoor storage if need be.

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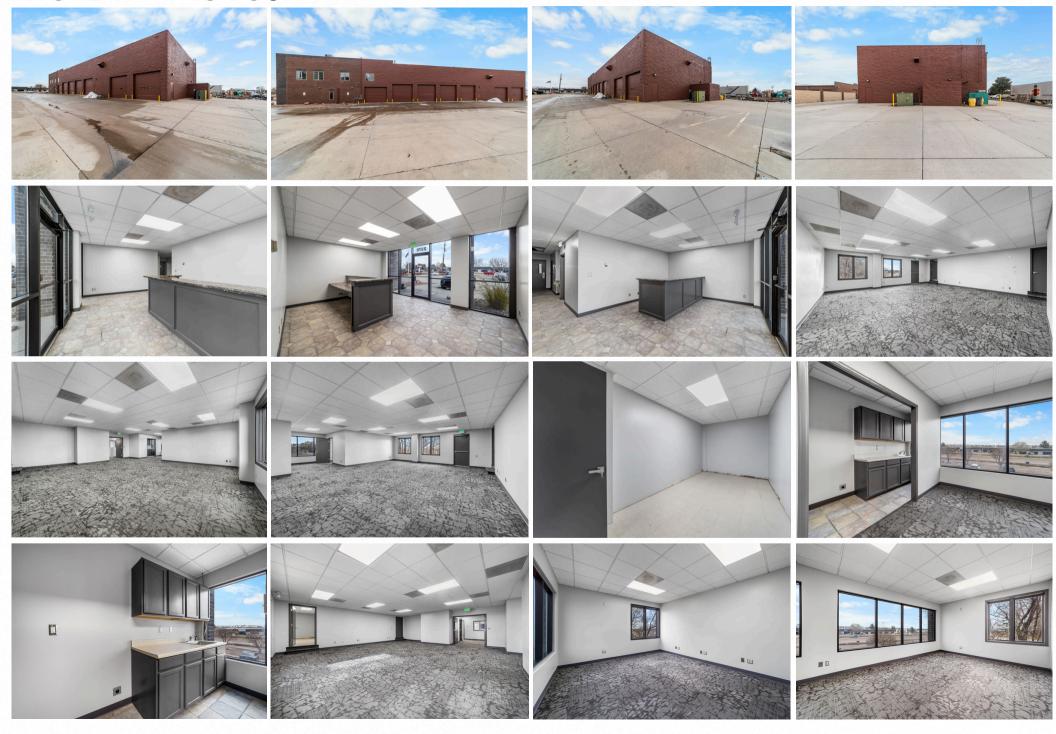
- High Traffic Area on Powers
- Updated Throughout & In Great Condition
- Plenty of Office Space
- 10 12' Drive Ins
- Outdoor Space



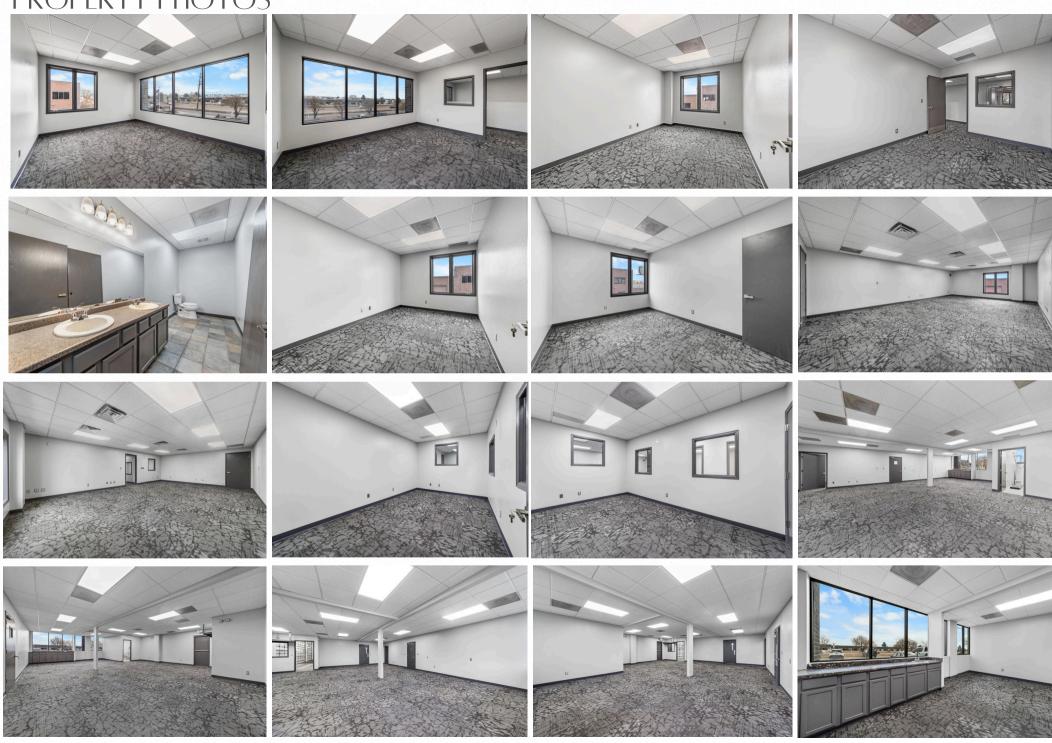




# PROPERTY PHOTOS



## PROPERTY PHOTOS



### PROPERTY MAP

