

FOR LEASE

11,633 SF OFFICE SPACE AVAILABLE



NAIHighland



1065 W Garden of the Gods Rd Colorado Springs, CO 80907



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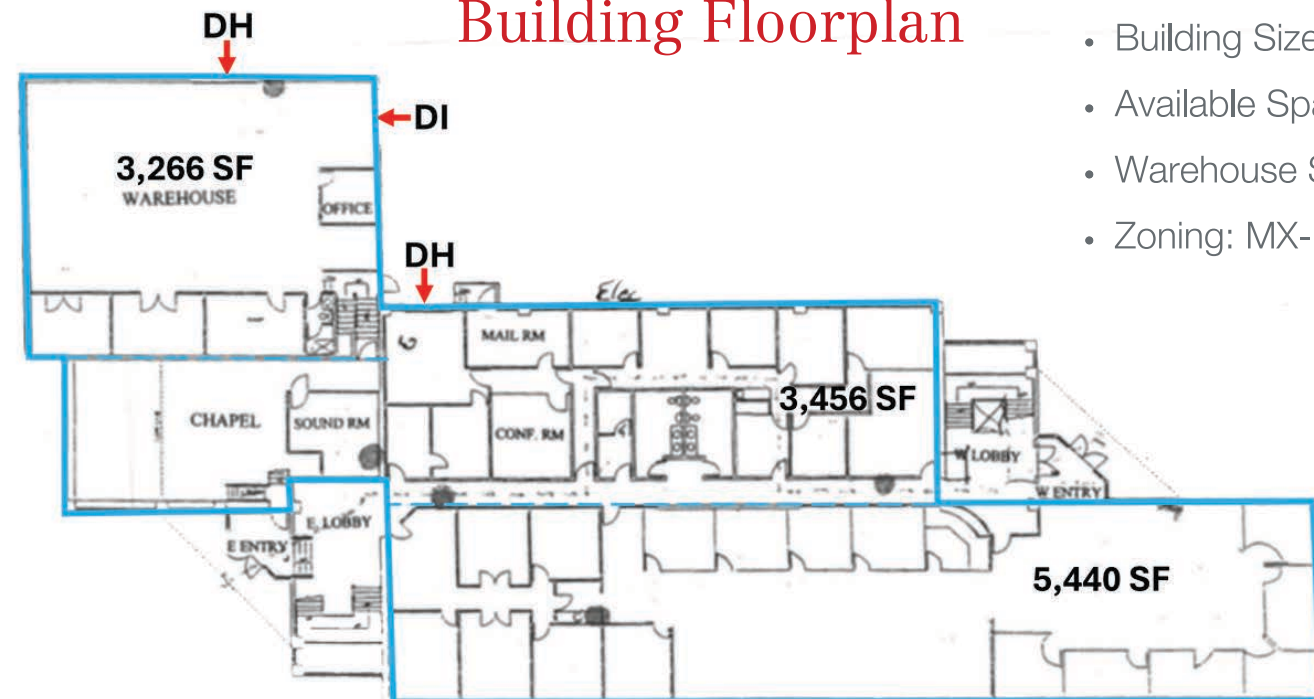
Property Information

- Nestled in the Attractive Garden of the Gods Corridor
- Centrally positioned in Colorado Springs, boasts exceptional visibility and convenient access to I-25
- Drive Time to I-25 is 3 minutes
- Northern Colorado Springs' prime office/flex submarkets
- FIRST FLOOR SPACE AVAILABLE

Property Highlights

- Building Size: 23,266 SF
- Available Space: 11,633 SF 1st Floor
- Warehouse SqFt: 3,266 SF
- Zoning: MX-M (Mixed Use-Medium)
- Land Area: 2.2 Acres
- Year Built: 1986
- Dock-High Doors: Two (2)
- Drive-In Doors: One (1)

Building Floorplan



Offering Summary

Lease Rate	\$13.00 PSF, NNN
NNN Expenses	est. \$6.00 + Property Taxes

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ARIEAL LEGEND - NEIGHBORS



- | | |
|---------------------------------|--------------------------------|
| 1 Verizon | 10 Keysight Technologies |
| 2 Willowstone Self Storage | 11 SRAM Corp |
| 3 Broadcom | 12 Amazon |
| 4 Verizon Data Center | 13 Micrometals |
| 5 Entegris | 14 Grainger |
| 6 US Space Foundation | 15 Colorado Early Colleges COS |
| 7 El Paso County | 16 Costco |
| 8 Meyer Burger | 17 Lowes |
| 9 Colorado Technical University | |



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