



FLINTRIDGE MARKET

4747-4783 FLINTRIDGE DRIVE | COLORADO SPRINGS



AVAILABLE

2,400 SF
1,600 SF
600 SF



LEASE RATE

\$15.00 NNN
NNN EST. \$6.00



PARKING

5/1,000 SF



ZONING

2,400 SF to
600 SF

PROPERTY FEATURES

- ✓ Under new ownership
- ✓ Major renovations underway
- ✓ High-visibility retail center
- ✓ Direct access to N Academy
- ✓ Traffic count: 58,000 VPD
- ✓ TI Packages available
- ✓ Variety of unit sizes available

Colin Thomas

512.639.1309

cthomas@westwardprop.com

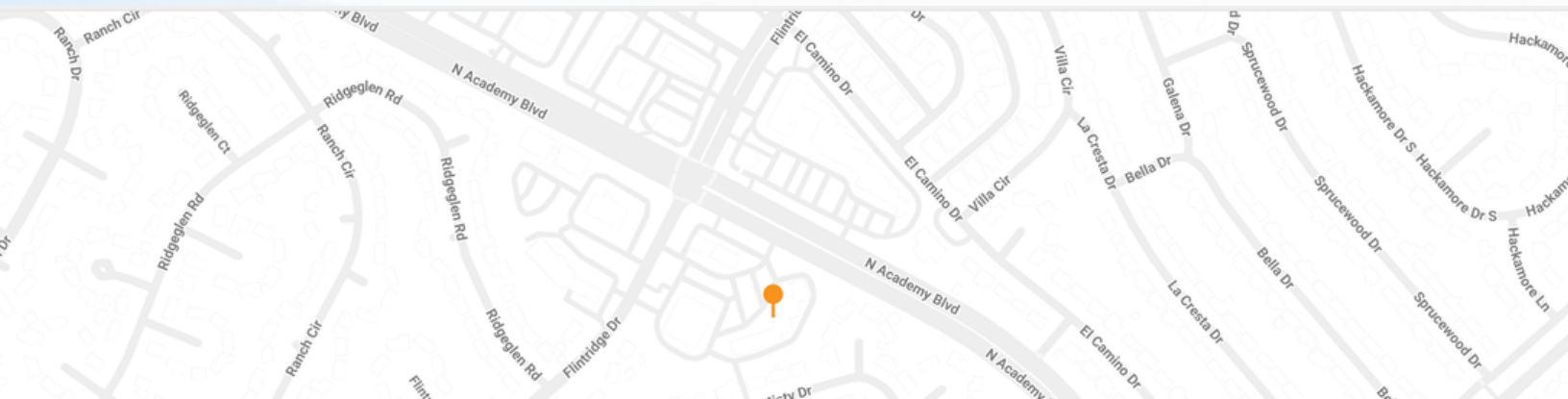
Weston Thomas

719.355.9097

wthomas@westwardprop.com



westwardprop.com



DESIGN CHARACTER

- Mid-century inspired palette with natural materials
- Warm woods and stone add texture and authenticity
- Rusty red awnings provide retro flair and depth
- Olive greens bring a fresh, organic balance
- Brass lighting and clean lines nod to mid-century style
- Drought-tolerant landscaping for low maintenance



VACANT UNIT DETAILS

UNIT	SQ FT	BASE RATE	NNN RATE	STATUS
4775	2,400 SF	\$15.00/SF	\$5.50/SF	Coming Soon
4755	600 SF	\$18.00/SF	\$5.50/SF	Coming Soon
4779	1,600 SF	\$15.00/SF	\$5.50/SF	Available