

438 EAGLERIDGE DRIVE

PUEBLO, CO



BASE RATES FROM

\$25/FT

2023 NNN ESTIMATE

\$8.00/FT

CONTIGUOUS VACANCY

903 SF

PROXIMITY

- » Direct Access to I-25 and Eagleridge Blvd
- » 80 foot pole sign with highway visibility
- » Easy in and out highway access
- » Adjacent to Sam's club, national hotel chains and new retail

QUALITY

- » Join national tenant Subway & nearby national retail
- » In-line unit with newer finishes
- » Well-maintained shared restroom
- » Highly-visible monument and on-building signage



WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

WESTON THOMAS

719.355.9097

wthomas@westwardprop.com



COLIN THOMAS

512.639.1309

cthomas@westwardprop.com

438 EAGLERIDGE DRIVE

PUEBLO, CO



FLOOR PLAN

Door to Shared Restroom

OFFICE 4
/Storage
9x9

OFFICE 3
9x9

OFFICE 2
9x12

OFFICE 1
9x12

WAITING/ RECEPTION



- » Unit 434 • Subway Restuarant
- » Unit 436 • 903 SF
- » Unit 438 • Mellow Yellow



WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

WESTON THOMAS // **COLIN THOMAS**

719.355.9097

wthomas@westwardprop.com

512.639.1309

cthomas@westwardprop.com