

# FLEX PROPERTY



## FOR LEASE

4272 PROMENADE DRIVE SUITE 150  
COLORADO SPRINGS, CO 80920



**COLE UNDERWOOD**

Broker Associate

Direct: (719) 200-4610

[cole@coleunderwood.com](mailto:cole@coleunderwood.com)



4272 Promenade Drive Suite 100  
Colorado Springs, CO 80920

# PROPERTY INFORMATION

LEASE RATE:	\$29.00 NNN
RENTABLE AREA:	2,500 SF
LAND AREA:	26, 673 SF
ZONING:	MX-M
BUILDINGS:	1
YEAR BUILT:	2023

# PROPERTY DESCRIPTION

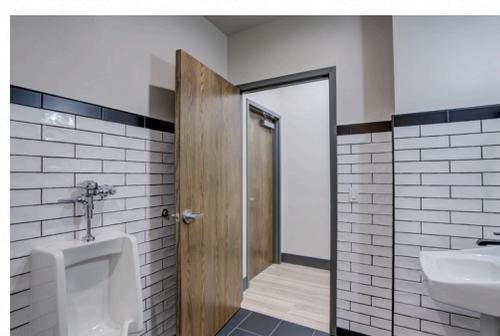
2,500 SQUARE FOOT OF OFFICE SPACE. NEXT TO MEMORIAL HOSPITAL AND CHILDREN'S HOSPITAL. EASY ACCESS TO I-25 AND POWERS. SPACE IS IN MOVE IN CONDITION WITH 4 LARGE PRIVATE OFFICES, 1 CONFERENCE ROOM, AND RECEPTION/ WAITING AREA. PLENTY OF PARKING. SIGNAGE AVAILABLE AS WELL.

# PROPERTY HIGHLIGHTS

- EXCELLENT, MOVE IN CONDITION
- GREAT LOCATION
- EASY ACCESS TO I25, POWERS BLVD, & ACADEMY BLVD
- NEAR LIFETIME FITNESS & LOWES



# PROPERTY PHOTOS



# PROPERTY MAP

