

# SPACE FOR LEASE



Office

8,707 SF Available

\$10.00-\$11.00/SF NNN



TIME SQUARE OFFICE BUILDING  
5358 - 5360 N ACADEMY BLVD.



# Time Square Office Building

5358-5360 N Academy Blvd.  
Colorado Springs, CO 80918



Office for Lease

## PROPERTY DESCRIPTION

### LEASING SUMMARY

- Property Size: 26,671
- Available SF: 8,707
- Year Built: 1981
- Lease Type: NNN
- NNN: \$8.65/SF
- MO Rent: \$2,88.22+

Discover the unparalleled convenience of The Timesquare Building, ideally situated on N Academy Blvd just north of Union.

Its central location ensures effortless access to anywhere in town and Interstate 25. This versatile office building offers "built to suit" floor plans, accommodating the unique needs of each tenant. Join esteemed occupants such as H&R Block, Jan-Pro,

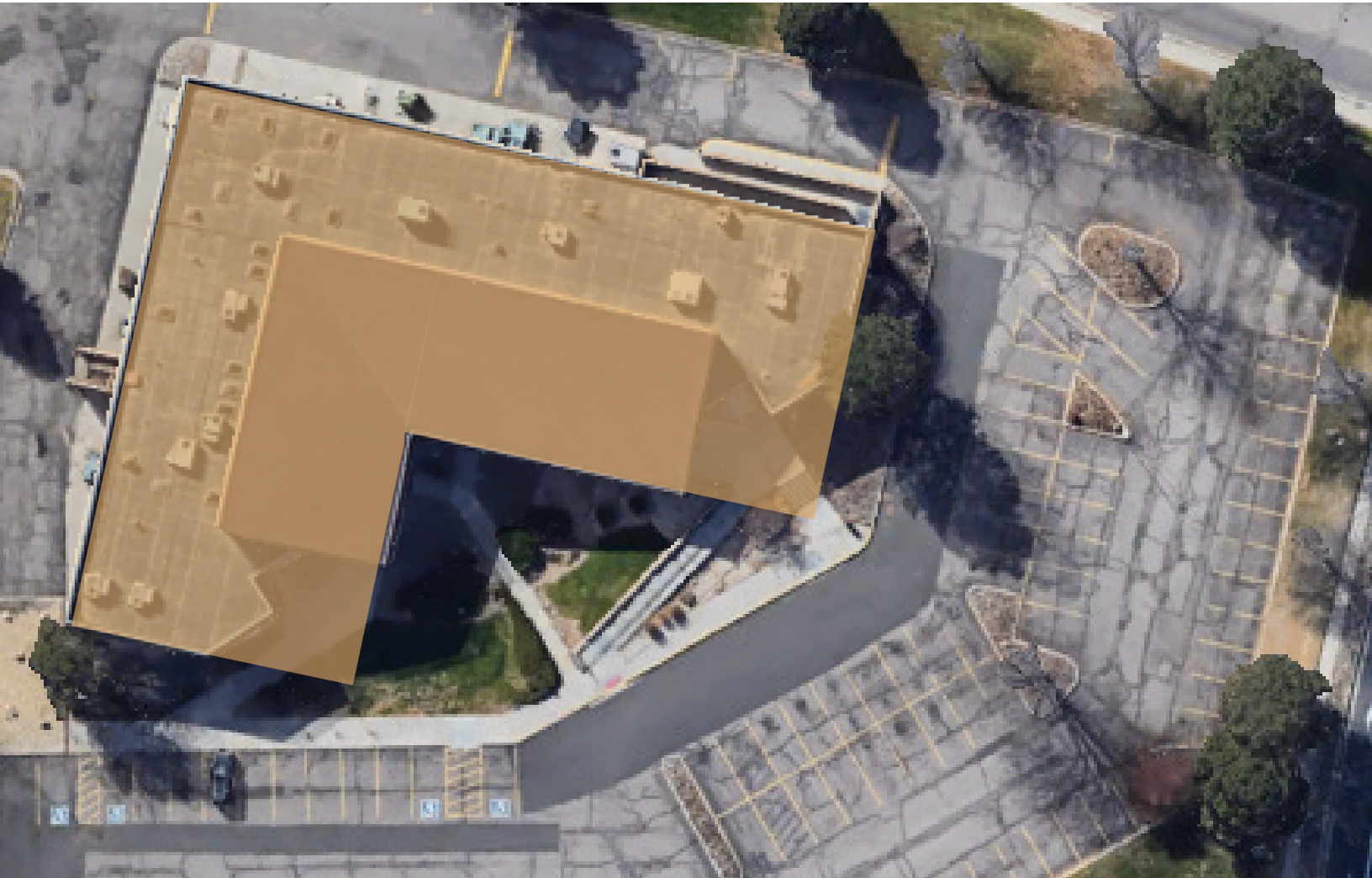
Family Resource Group, Avantic Real Estate, and Colorado Treatment Services in this dynamic space. Lease perks include utilities, HVAC services, and round-the-clock access, providing a seamless and efficient work environment for your business.

Experience the epitome of convenience and flexibility at The Timesquare Building.

**Lease Rate: \$10.00-\$11.00/SF**

### FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services  
Gosia Bikker | gbikker@cocres.com | 719.464.8019



## Available to Lease

SUITE	SQ. FT	PRICE	NOTES
220	4,406 SF	\$10.50/SF NNN	Multiple Office Configuration, Reception Area, Break Room
240	2,500 SF	\$10.00/SF NNN	Multiple Offices, break room and Loft
250	1,601 SF	\$10.00/SF NNN	Multiple Offices

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# Office Site Location

## Time Square Office Building

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Colorado Springs, CO 80918

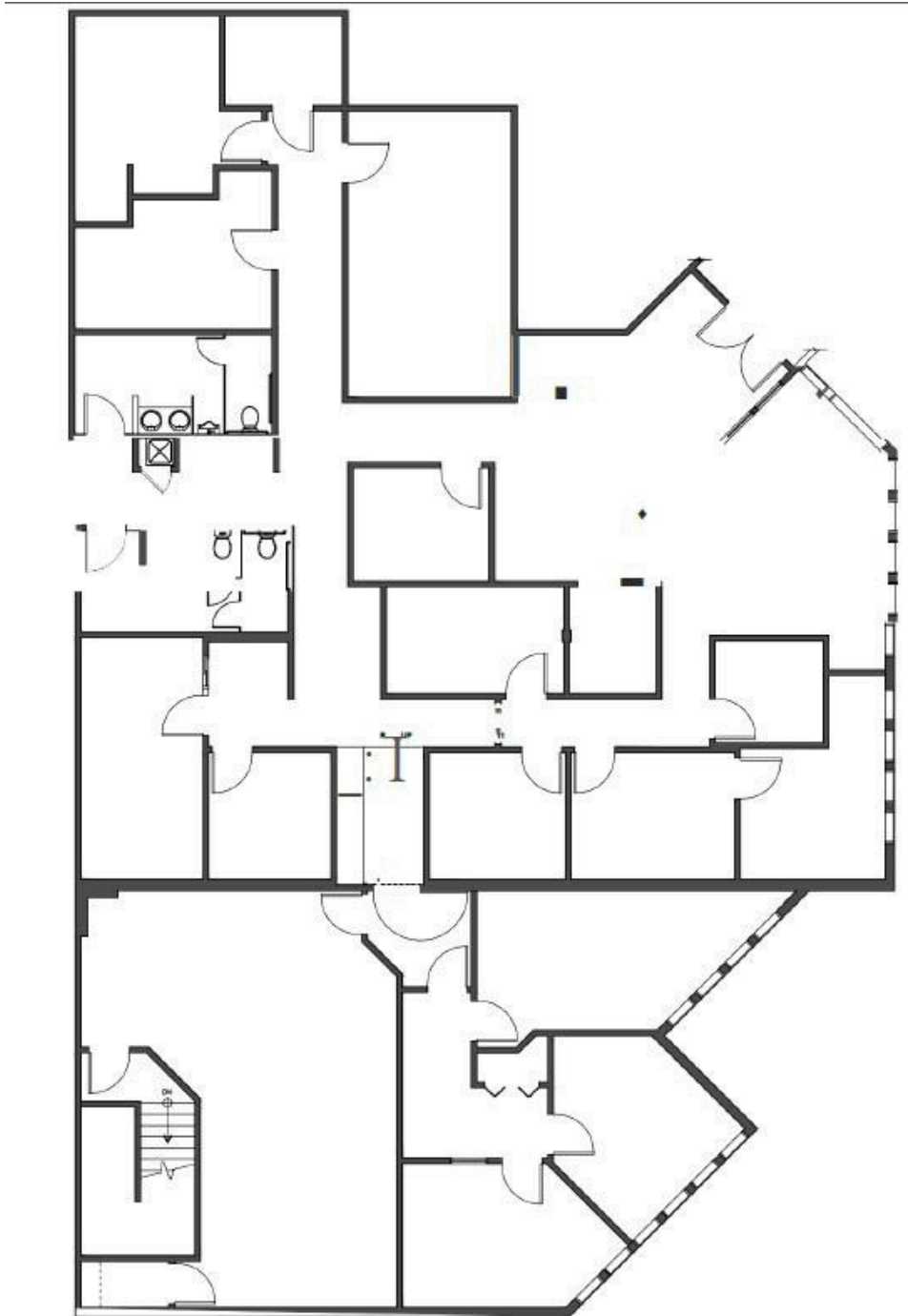


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## Floor Plan

Suite 220 - 4,606 RSF



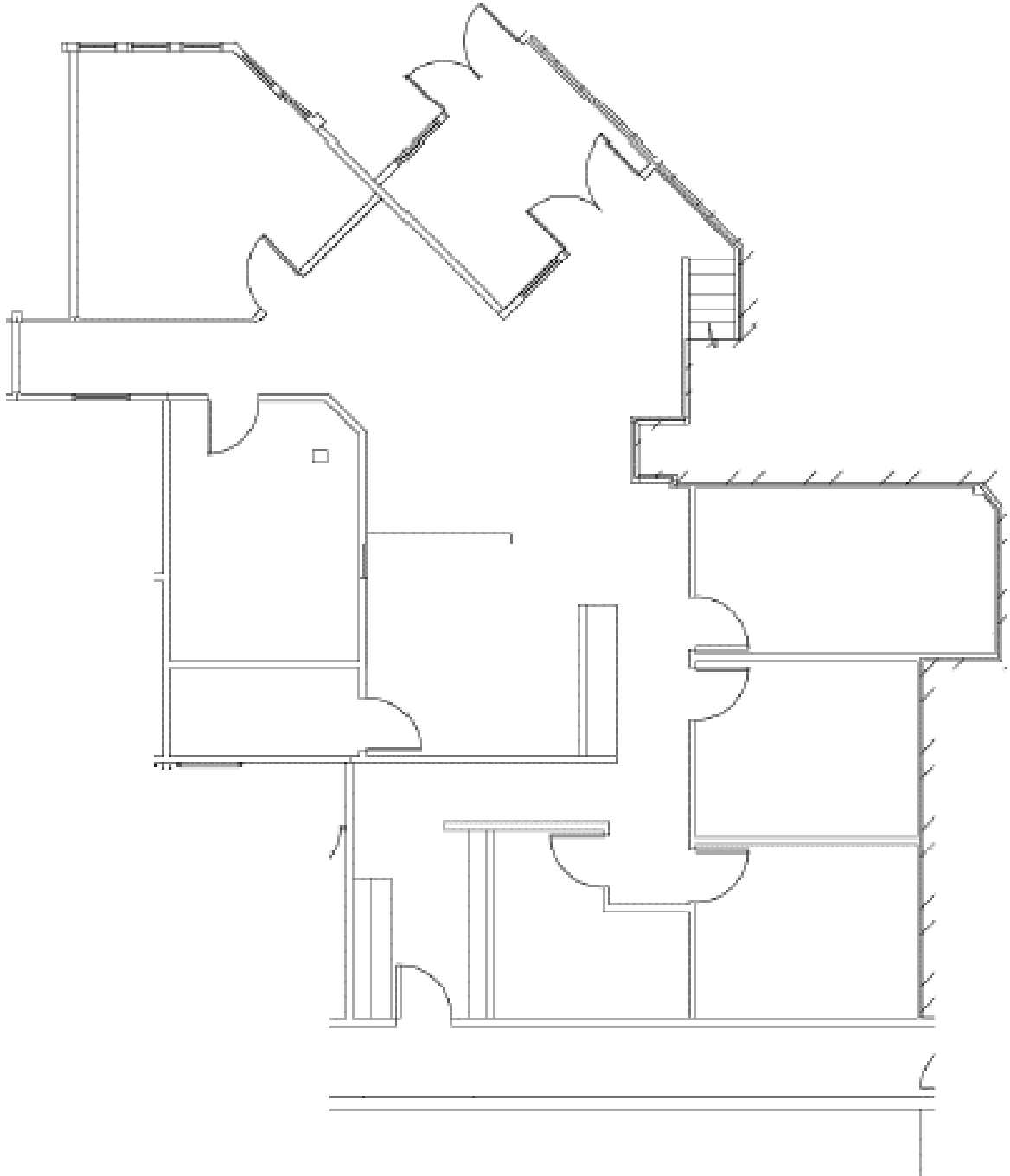
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## Floor Plan

Suite 240 - 2,500 RSF



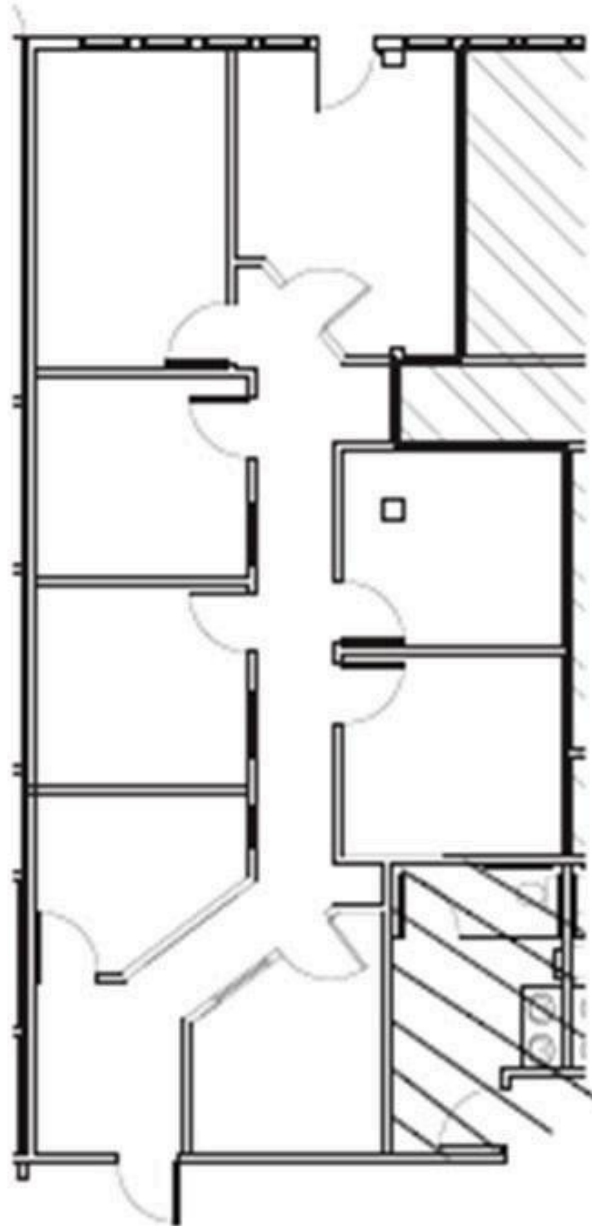
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## Floor Plan

Suite 250 - 1,601 RSF



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# Let's Work Together

*Our mission at Colorado Commercial Real Estate Services is to foster mutually beneficial long-term relationships with our owners and tenants alike.*



719.501.0007



5390 N Academy Blvd. Ste 250,  
Colorado Springs, CO 80918



8778 Wolff Court. Ste 205,  
Westminster, CO 80031



gbikker@cocres.com



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-10-19) (Mandatory 1-20)

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT**

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

### **RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as **5360 N Academy Blvd. Colorado Springs, CO**

or real estate which substantially meets the following requirements: N/A

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  landlord's agent  landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks:  Show the premises  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_

Tenant \_\_\_\_\_ Tenant \_\_\_\_\_

**BROKER ACKNOWLEDGMENT:**

On today's date, Broker provided perspective tenant (Tenant) with this document via commercial mls or email as an attachment to marketing brochure and retained a copy for Broker's records.

Brokerage Firm's Name: Colorado Commercial Real Estate Services, LLC

Broker



Gosia Bikker