

**LEASE REDUCED!**

**WOOTEN BUSINESS PARK  
FOR LEASE**

740 Wooten Road  
Colorado Springs, CO 80915

## PROPERTY SPECIFICATIONS

 **LOCATION:** 740 Wooten Road  
Colorado Springs, CO 80915

 **AVAILABLE SUITE:**  
**740 Wooten Rd, Ste. 104** ±10,159 SF  
\*\*\*Note: Can be demised

 **LEASE RATE:** ~~\$11.50 / SF + NNN~~  
**REDUCED LEASE RATE: \$9.50 / SF + NNN**

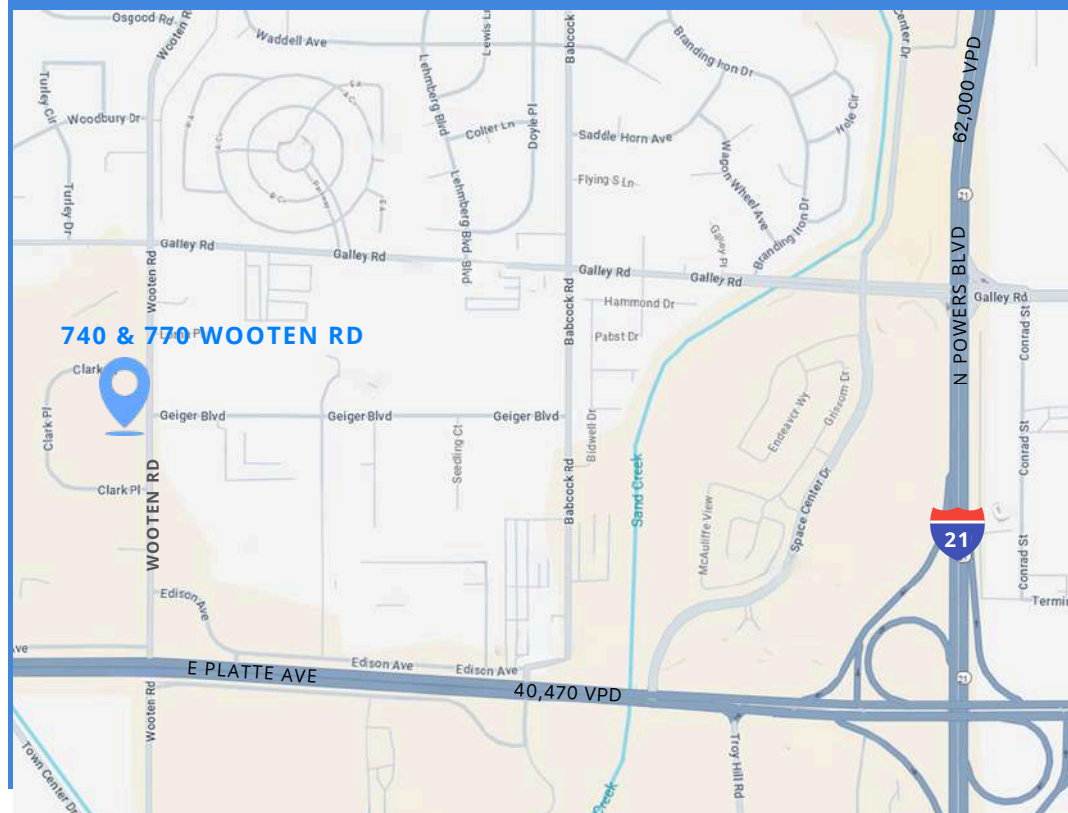
 **LOADING** Drive-In Door  
12' x 12'

 **ZONING:** PIP -1  
**ZONING USE:** Office, Industrial, Warehouse,  
Distribution, Self Storage ,  
Auto Shop, and etc.

## ADDITIONAL INFORMATION:

- The 740 Wooten Rd. Ste. 104 unit can be demised to 2 spaces
- Flexible lay-out

## MAP



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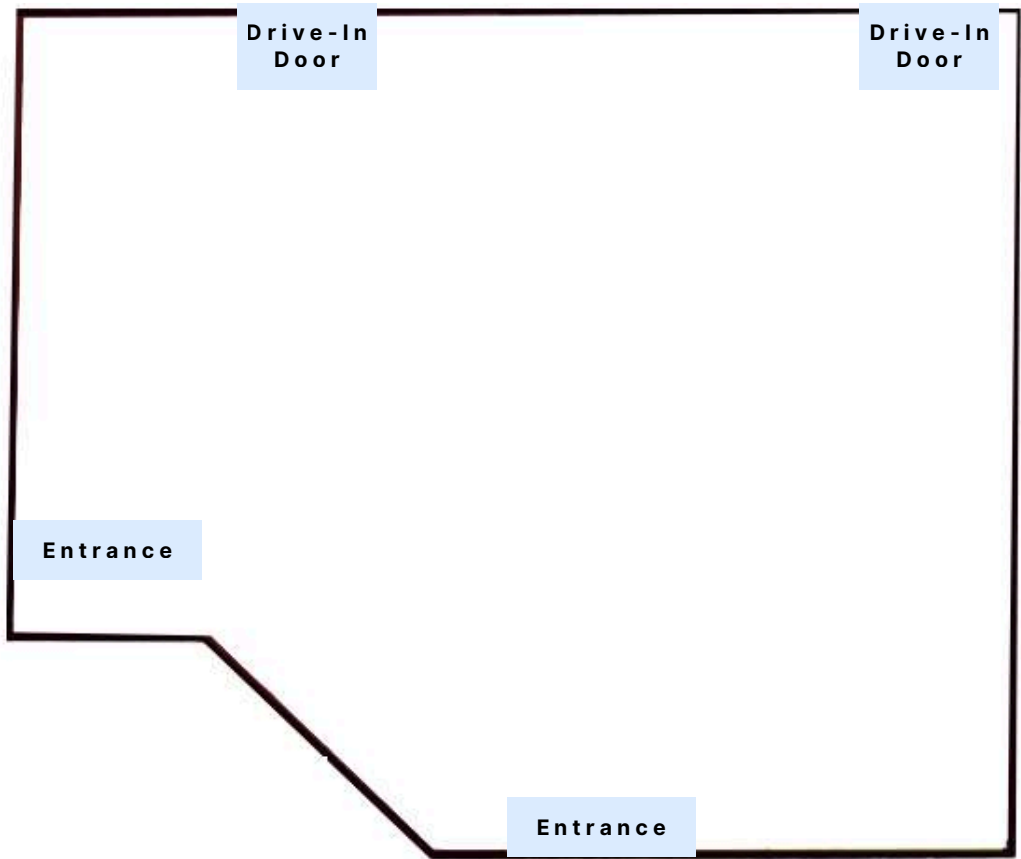
740 Wooten Road  
Colorado Springs, CO 80915

## AERIAL VIEW



## LAY-OUT

740 WOOTEN RD  
SUITE 104  
±10,159 SF



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact