



## **OFFICE/WAREHOUSE SPACE FOR LEASE**

**\$12.50 - \$14.50 PSF, NNN**

**2205-2255 EXECUTIVE CIRCLE  
COLORADO SPRINGS, CO 80906**

- **Located in Colorado Springs' southeast submarket close to the El Pomar Sports Complex five minutes from I-25 & Lake Ave**
- **Benefit from Colorado Opportunity Zone incentives**
- **Ten minutes to downtown**
- **15 minutes to the airport**
- **Close to restaurants, shopping, entertainment, hotels and banking**
- **Professionally managed**
- **Ample parking**

<b>YEAR BUILT</b>	<b>1984</b>
<b>LAND AREA</b>	<b>2.69 AC</b>
<b>AVAILABLE RSF</b>	<b>2,601 – 7,505 contiguous</b>
<b>ZONING</b>	<b>BP</b>
<b>CONSTRUCTION</b>	<b>Masonry</b>
<b>CLEAR HEIGHT</b>	<b>12.5'</b>
<b>LEASE RATE</b>	<b>\$12.50 - \$14.50 PSF, NNN</b>
<b>NNN EST</b>	<b>\$4.50 PSF</b>



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## 2225-2255 EXECUTIVE CIRCLE

### PROPERTY HIGHLIGHTS

BUILDING SIZE	28,000 SF
AVAILABLE SPACE	Up to 7,505 SF contiguous
LOADING DOORS	One (1) 8'x10' & Four (4) 10'x10' drive-ins
BASE LEASE RATE	\$12.50 - \$14.50 PSF, NNN
NNN EXPENSES	\$4.50 PSF

