

ACADEMY POINT SERVICE CENTER



**OFFICE | WAREHOUSE | RETAIL
FOR LEASE** ■ \$12.50 PSF, NNN

**NEW SPEC SUITES
AVAILABLE!**

1030-1050 S ACADEMY BLVD
COLORADO SPRINGS, CO 80910

- Low load factor
- Direct access to suite
- Easy access to I-25 via Hwy 24 Bypass
- Close proximity to Colorado Springs Airport & Peterson AFB, Schriever AFB & Fort Carson
- Close to restaurants & retail
- Flexible uses include office/flex, warehouse/distribution, retail/ showroom, R&D, schools & non-profits
- Excellent visibility & prominent identification

AVAILABLE	2,536 – 13,137 SF Contiguous
ZONING	PBC (<i>Planned Business Center</i>)
DOORS	Dock-high, drive-in & van-high
PARKING	3.37/1,000 RSF
LEASE RATE	\$12.50 PSF, NNN
NNN (EST)	\$5.98 PSF (2025) including utilities



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