

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 – 13,875 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 |

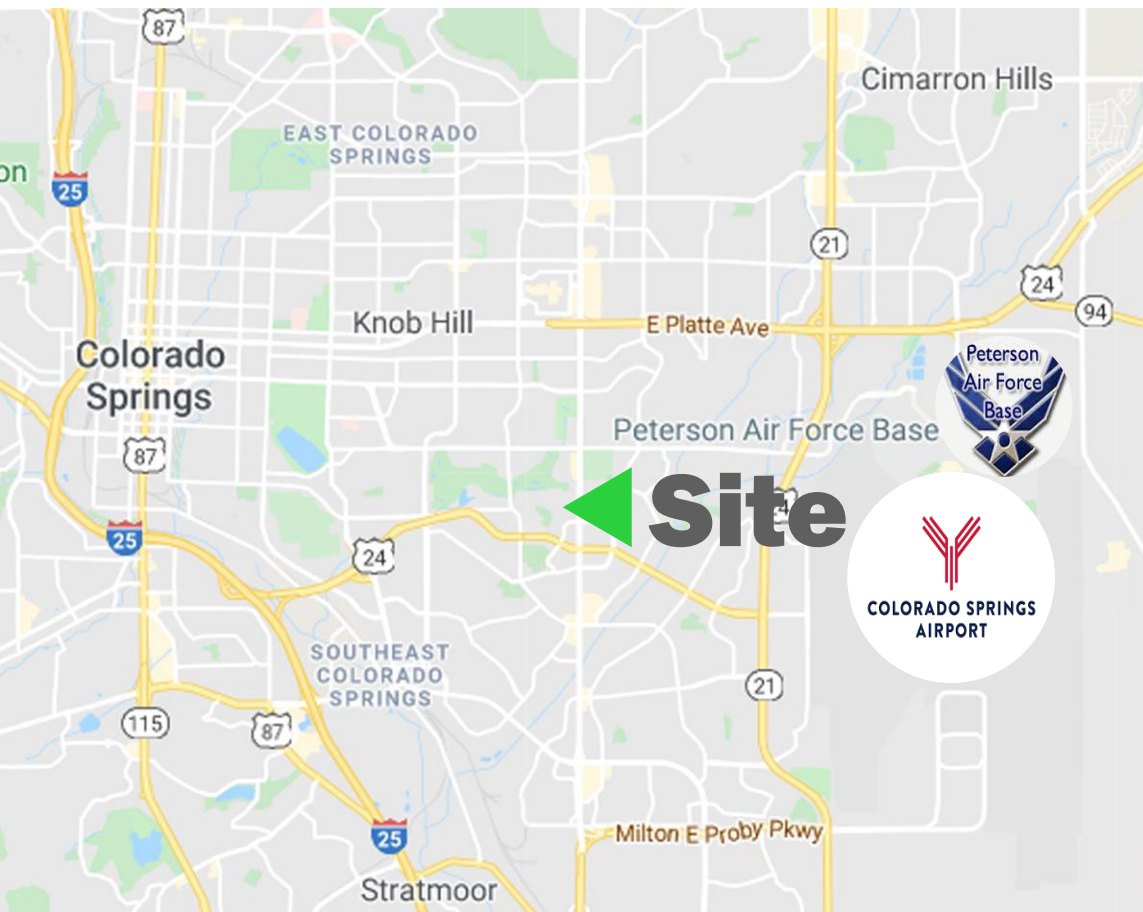


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Principal | rstroud@sococre.com

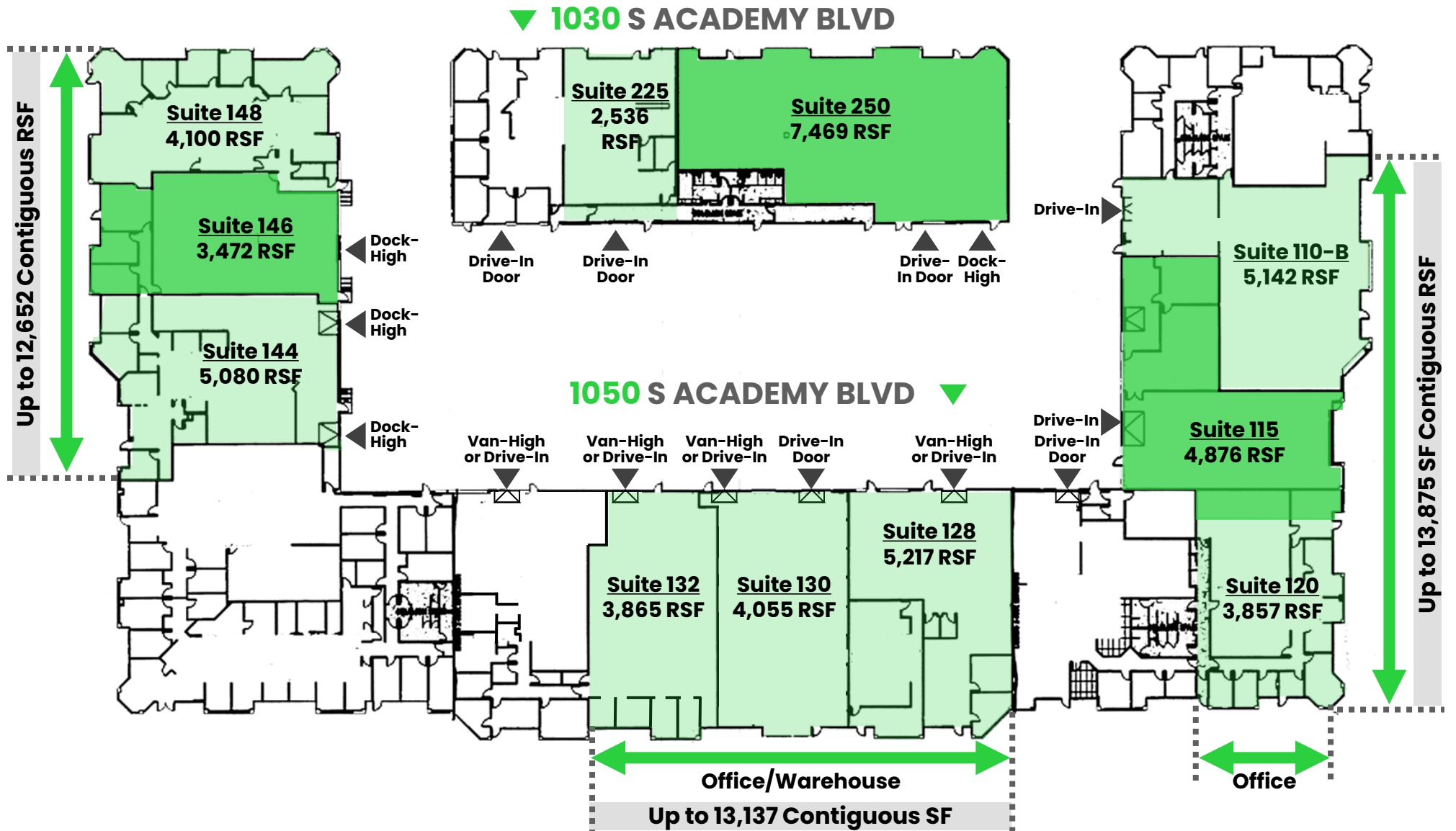
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