



SIERRA
COMMERCIAL REAL ESTATE, INC

Leasing • Sales • Advisory Services

5925 Lehman Drive

Colorado Springs, Colorado 80918



Two second-generation dental suites are now available in this well-established dental building located in north central Colorado Springs at Lehman and Academy.

The upper level suite consists of 2,129 rentable square feet of finished dental space, perfect for a single practitioner and previously used by a general dentist. The lower level suite consists of 1852 rentable square feet and has been recently renovated in a southwestern style with upscale finishes throughout. The building common areas offer ADA compliant restrooms, vacuum, air compressor, and an emergency defibrillator.



Contact:

Nicola Myers-Murty

719-955-2021

nmyermurty@sierracre.com

Randy Miller

719-955-2015

rmiller@sierracre.com

SIERRA COMMERCIAL REAL ESTATE, INC.

102 S. Tejon Street, Suite 750

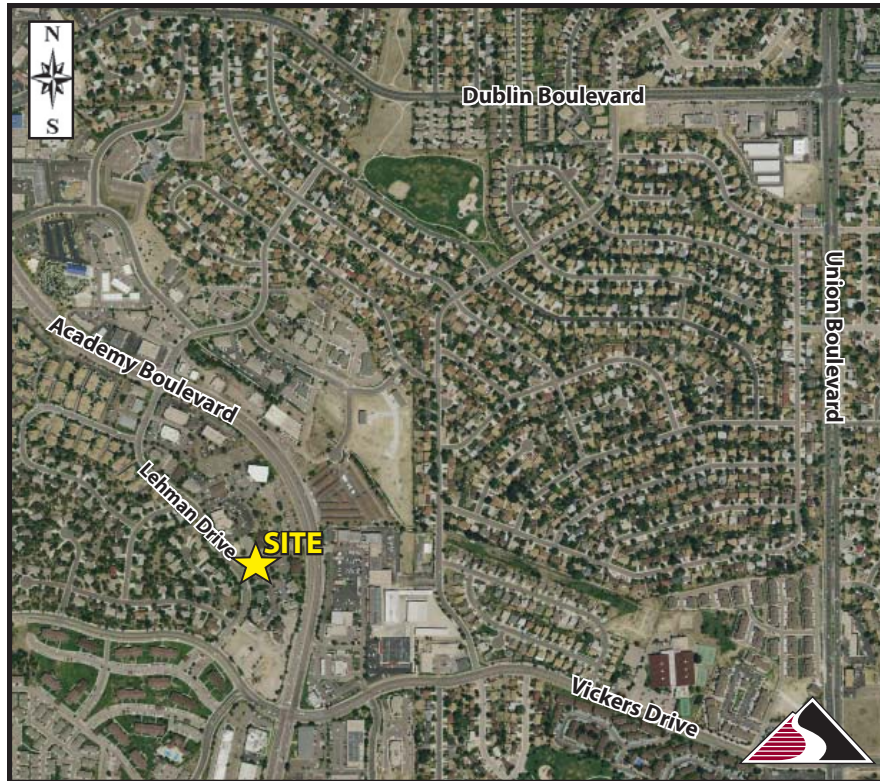
Colorado Springs, Colorado 80903

T. 719.955.2000 • F. 719.955.2019

www.sierracre.com

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Upper Suite

- Five Operatories
- Consultation Room
- Wet Lab and Sterilization Lab
- Employee Break Room
- Business office/front desk
- Doctors office with built in desk
- Intercom System
- Nitrous oxide plumbed to 3 operatories

\$12.00/square foot, plus NNN

Lower Suite

- Four Operatories
- Doctor's Office
- Wet Lab
- Storage
- Large business office/front desk
- Two Exits
- Tile entry and hardwood floor throughout
- Southwest accents and stained-glass throughout

\$14.00/square foot, plus NNN

Location: Northwest of Academy Blvd. and Vickers Dr.

Building Size: 8,524 square feet

NNN Expenses: \$5.92 per square foot

Parking Ratio: 5 spaces per 1,000 square feet

Zoning: OC HS

Year Built: 1981

Tenant Improvements: Landlord will provide new carpet and paint for Tenant with a 5 year lease.

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