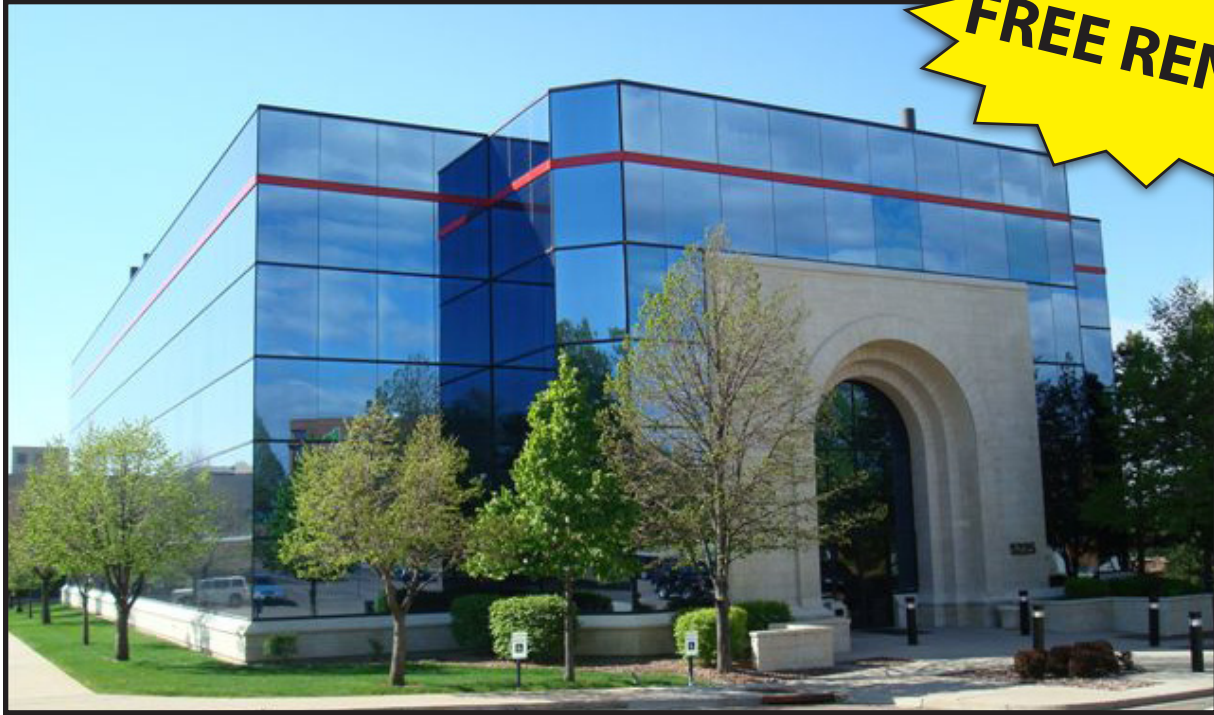




North Academy Class-A Office Property For Lease or Sale



Academy Corporate Center 5225 North Academy Boulevard Colorado Springs, Colorado

UP TO 6 MONTHS FREE RENT

Property Features:

- Class A Office
- Central Location
- Flexible Space Plans
- 3.75/1,000 Parking
- Aggressive Lease Rates

Academy Corporate Center, located just north of Union Boulevard, offers the highest quality office space available on Academy Boulevard. This three story office building has a stunning atrium and glass elevator that is perfect for businesses wanting to portray a sophisticated image. Located near restaurants, retail and other amenities. Space of 1,069 to 13,502 square feet is available.

Contact:

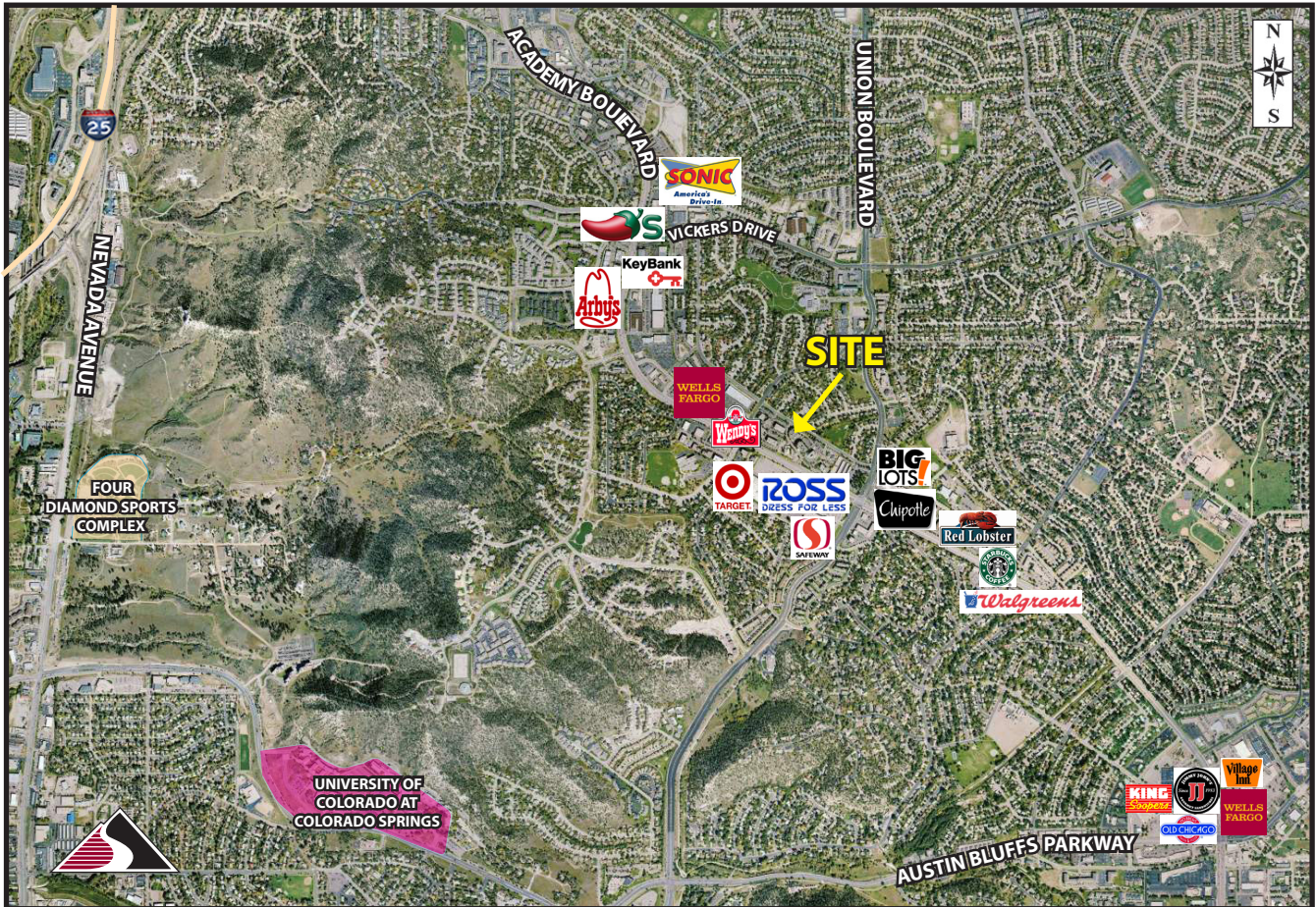
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102 S. Tejon Street, Suite 750
Colorado Springs, Colorado 80903
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5225 North Academy Boulevard

Colorado Springs, Colorado



Location:	Academy Boulevard and Union Boulevard
Building Size:	44,009 rentable square feet
Available Space:	1st: 5,056 rentable square feet 2nd: 3,924 rentable square feet 3rd: 13,502 rentable square feet
TI Allowance:	Negotiable
Lease Rate:	\$9.00 per rentable square foot, NNN
Expenses:	\$6.80 per square foot (2012 estimate)
Parking Ratio:	3.75 stalls per 1,000 rentable square feet
Sale Price:	\$5,000,000
PPCIE #:	Lease# 1040103 / Sale# 1672366

Contact:

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