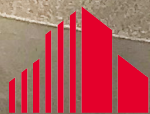




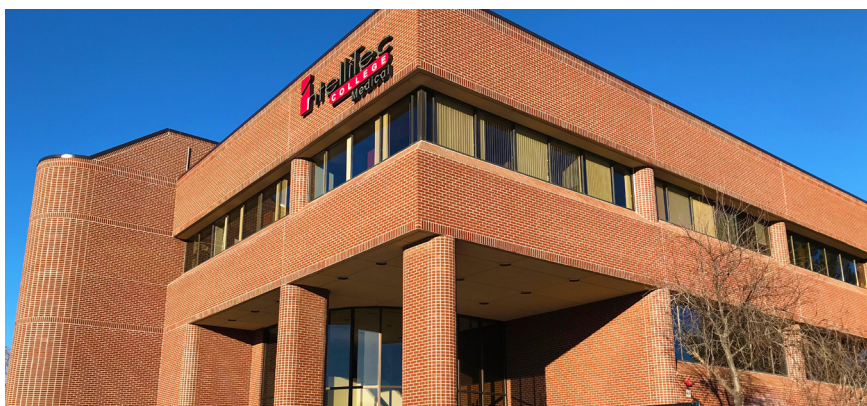
2504



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

<b>AVAILABLE SPACE:</b>	Suite 301: 1,500 to 4,754 RSF (Office/Medical Office) Suite: 302: 2,317 RSF (Fully Built-out Dental Office)
<b>LEASE RATE:</b>	Call Broker for More Information
<b>SALE PRICE:</b>	Call Broker for More Information
<b>LOCATION:</b>	NEC E. Pikes Peak Ave. & N. Parkside Dr.
<b>BUILDING SIZE:</b>	23,936 SF
<b>NUMBER OF LEVELS:</b>	3
<b>EXPENSES:</b>	\$7.47 per RSF (2019 estimate)
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>PARKING:</b>	5.56 spaces per 1,000 RSF
<b>YEAR CONSTRUCTED:</b>	1985
<b>FEATURES:</b>	Located in the Strong Printers Park Medical Submarket 32 Covered Parking Spaces New Roof 2017 2 Elevators Large Monument Sign







55 minutes to Denver



10 minutes to I-25



15 minutes to Colorado Springs Airport



5 minutes to Downtown Colorado Springs

**EXCLUSIVE LISTING AGENT**

**DAVID SCHROEDER, II**

Director

+1 719 418 4066

+1 719 322 3078

[dschroeder@coscommercial.com](mailto:dschroeder@coscommercial.com)

