

# FLEX OFFICE/WAREHOUSE

FOR LEASE // 11681 Voyager Pkwy, Colorado Springs, CO 80921



**cameronbutcher**  
COMMERCIAL REAL ESTATE

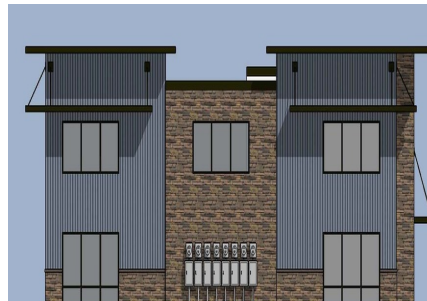


## OFFERING SUMMARY

Available SF:	3,010 - 9,030 SF
Lease Rate:	\$16.00 - \$22.00 SF/yr (NNN)
Power:	200 AMP
Overhead Doors:	14'x14' (One door per 3,010 SF suite)
TI Allowance:	Vanilla Shell
Zoning:	PIP1

## PROPERTY OVERVIEW

Space for lease in a brand new office/warehouse building on the north side of Colorado Springs! This rapidly growing area off of Voyager Parkway already has a variety of retailers and new developments, with easy access to I-25. This building provides flex office/warehouse space in a prime location with a range of leasing options. Estimated NNN expenses are \$4.85 SF/yr.



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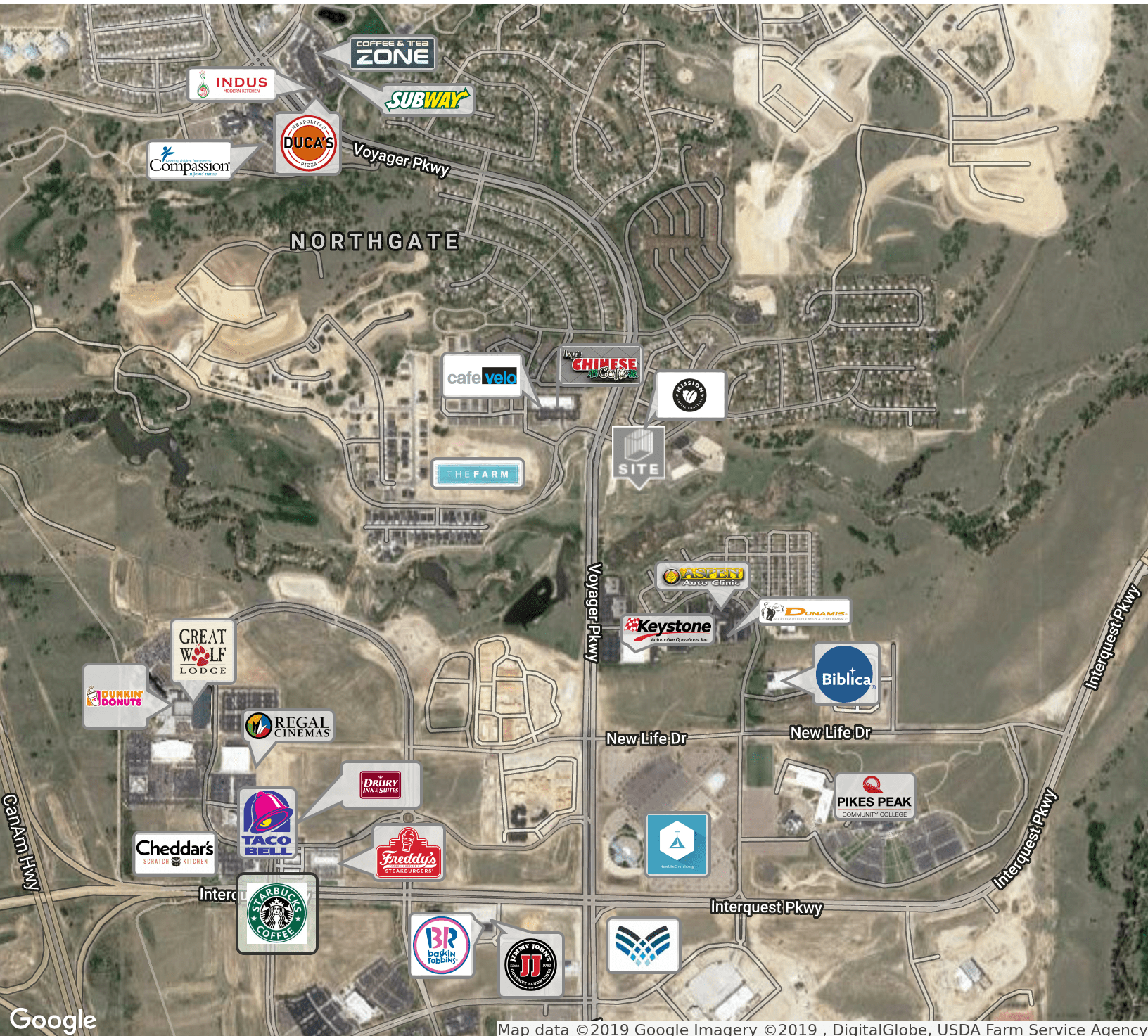
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