

U.S. BANK BUILDING

3505 AUSTIN BLUFFS PARKWAY :: COLORADO SPRINGS, CO 80918



OFFICE SPACE AVAILABLE

U.S. BANK BUILDING



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N. ACADEMY BOULEVARD & AUSTIN BLUFFS PARKWAY

FOR MORE
INFORMATION
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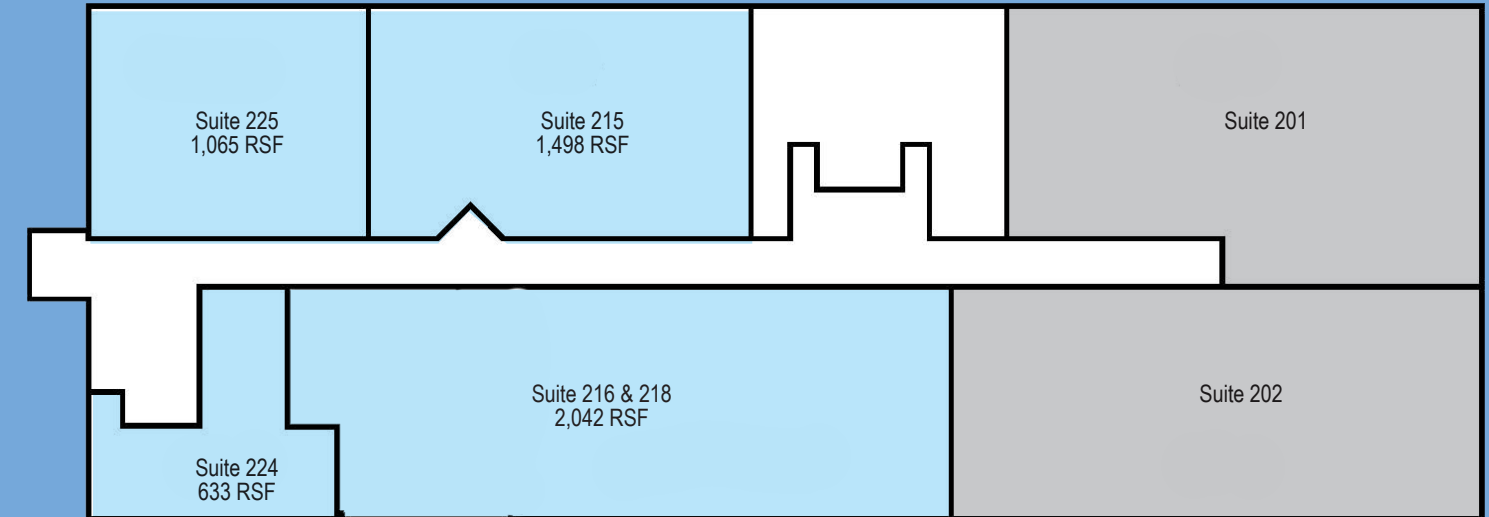
LEASING INFORMATION

BASE RENT:	\$12.00/RSF	
NNN:	\$10.00/RSF (2017 estimate)	
BUILDING SF:	34,658 RSF	
AVAILABLE SPACE:	Suite 215: 1,498 RSF Suite 216 & 218: 2,042 RSF Suite 224: 633 RSF Suite 225: 1,065 RSF Suite 310: 1,193 RSF Suite 306: 1,508 RSF Suite 315: 1,738 RSF	5,238 RSF Maximum Contiguous 4,439 RSF Maximum Contiguous
MINIMUM CONTIGUOUS:	633 RSF	
MAXIMUM CONTIGUOUS:	5,238 RSF	
PARKING:	5 / 1,000 RSF	
STORIES:	3	
YEAR BUILT:	1973 (2015 Renovation)	

The U.S. BANK BUILDING

is under new ownership, and offering **Aggressive Lease Packages** to Tenants. The building is in a prime location, near the intersection of North Academy Boulevard and Austin Bluffs Parkway, and near new development for higher education, medical services, science and research, and cybersecurity. Tenants will enjoy walking distance to many amenities, including dozens of restaurants, grocery stores, fitness, retail stores and Palmer Park. The building offers expansive mountain views that will make it a joy to come to work. Co-tenants include U.S. Bank and College Pharmacy. Former medical/dental suites available, spec suites coming soon.

SECOND FLOOR



THIRD FLOOR

