



Highlights

- Convenient access to I-25 and Highway 115
- Across from Broadmoor Towne Center
- Near Shopping and Restaurants
- Monument Signage
- Spacious Suites
- Plenty of Parking



BUILDING SIZE	20,809 SF
LOT SIZE	1.18 Acres
YEAR BUILT	1981
PARKING	62 Spaces
ZONING	OC
AVAILABLE	605 – 2,812 SF
LEASE RATES	\$10.00 (1 st Year) + \$6.75NNN (2022 estimated)

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
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www.highlandcommercial.com
09/30/2021

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CURRENT AVAILABILITY

FIRST FLOOR

SUITE 125

1,074 SF

FLOORPLAN
TO BE
ADDED

SUITE 130

1,738 SF

Available 1/1/2022

SECOND FLOOR

SUITE 220

1,100 SF

FLOORPLAN
TO BE
ADDED

SUITE 225

605 SF

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Demographics (2021)

	1 - Mile	3 - Mile	5 - Mile
Total Population	12,268	80,378	208,505
Total Households	5,879	34,705	85,946
Average HH Income	\$61,364	\$77,521	\$72,043
Average Home Value	\$385,509	\$441,503	\$401,271
Businesses	645	4,389	8,588
Employees	10,327	59,997	107,171

Traffic Counts

	Vehicles Per Day
Lake Ave & S Hwy 115 (W)	18,890
S Hwy 115 & Lake Ave (S)	35,604



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