

2 NORTH NEVADA AVE



SUITE 900: 13,908 RSF SUBLEASE

PROPERTY DETAILS:

- Address: 2 North Nevada Avenue, Suite 900
- Sublease Rate: \$17.00/RSF, NNN
- Sublease Term: 5-10 years
- Operating Expenses: \$8.58/SF
- Year Built: 1976; Renovated in 2019
- Building Size: 246,241 SF
- Furniture Systems Available



FREE on-site
FITNESS CENTER



TENANT LOUNGE **with pool table**



AMENITIES

On-site Restaurant

Common Conference Room

On-site Fitness Center

Tenant Lounge



For more information, contact:

Brian Wagner 719.228.0107 bwagner@ngkf.com

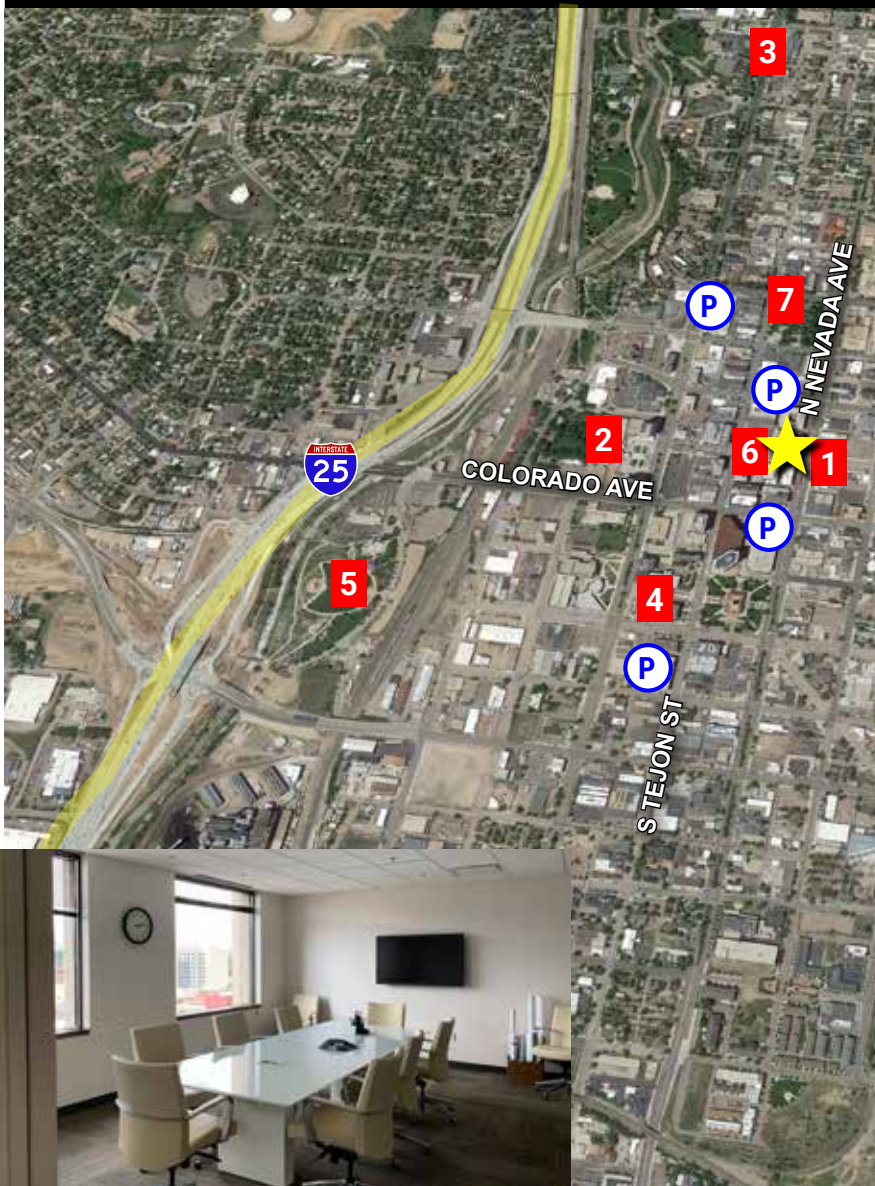
Kent Mau 719.228.0105 kmau@ngkf.com



LOCATION

In the heart of downtown Colorado Springs

3 minute from I-25 **21** minutes to Briargate **20** minutes to Colorado Springs Airport



NEARBY RETAIL, RESTAURANTS & HOTELS



NEARBY ATTRACTIONS

- 1** US POST OFFICE
- 2** ANTLERS HOTEL
- 3** COLORADO COLLEGE
- 4** EL PASO COUNTY JUDICIAL BUILDING – COURTHOUSE
- 5** AMERICA THE BEAUTIFUL PARK
- 6** THE MINING EXCHANGE, A WYDNHAM GRAND HOTEL
- 7** ACACIA PARK



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