



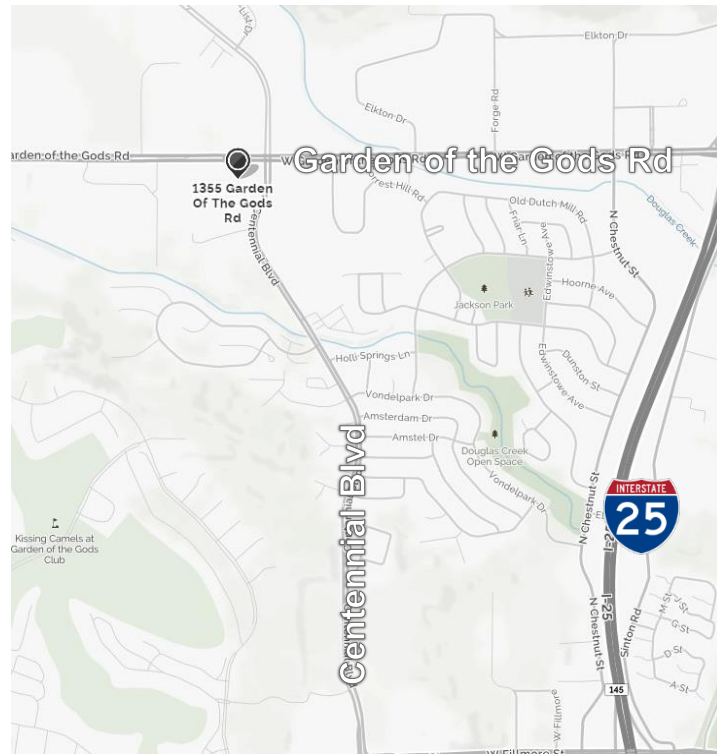
PRESIDIO
Property Trust
formerly NetREIT

GARDEN GATEWAY PLAZA



BUILDING FEATURES

BUILDING SIZE	25,625 RSF
AVAILABLE SPACE	Suite 100 – 6,500 RSF
TOTAL LAND AREA	7.42 Acres – all one parcel for 3-building complex
LEASE RATE	From \$10.50 per RSF NNN
EXPENSES	\$3.23 per RSF (2018 est.), exclusive of janitorial, electricity, gas, HVAC maintenance and interior maintenance
TENANT IMPROVEMENTS	Negotiable
PARKING	Up to 5 spaces per 1,000 RSF
ZONING	PIP-1, Planned Industrial Park, City of Colorado Springs, CO
RU FACTOR	1.06

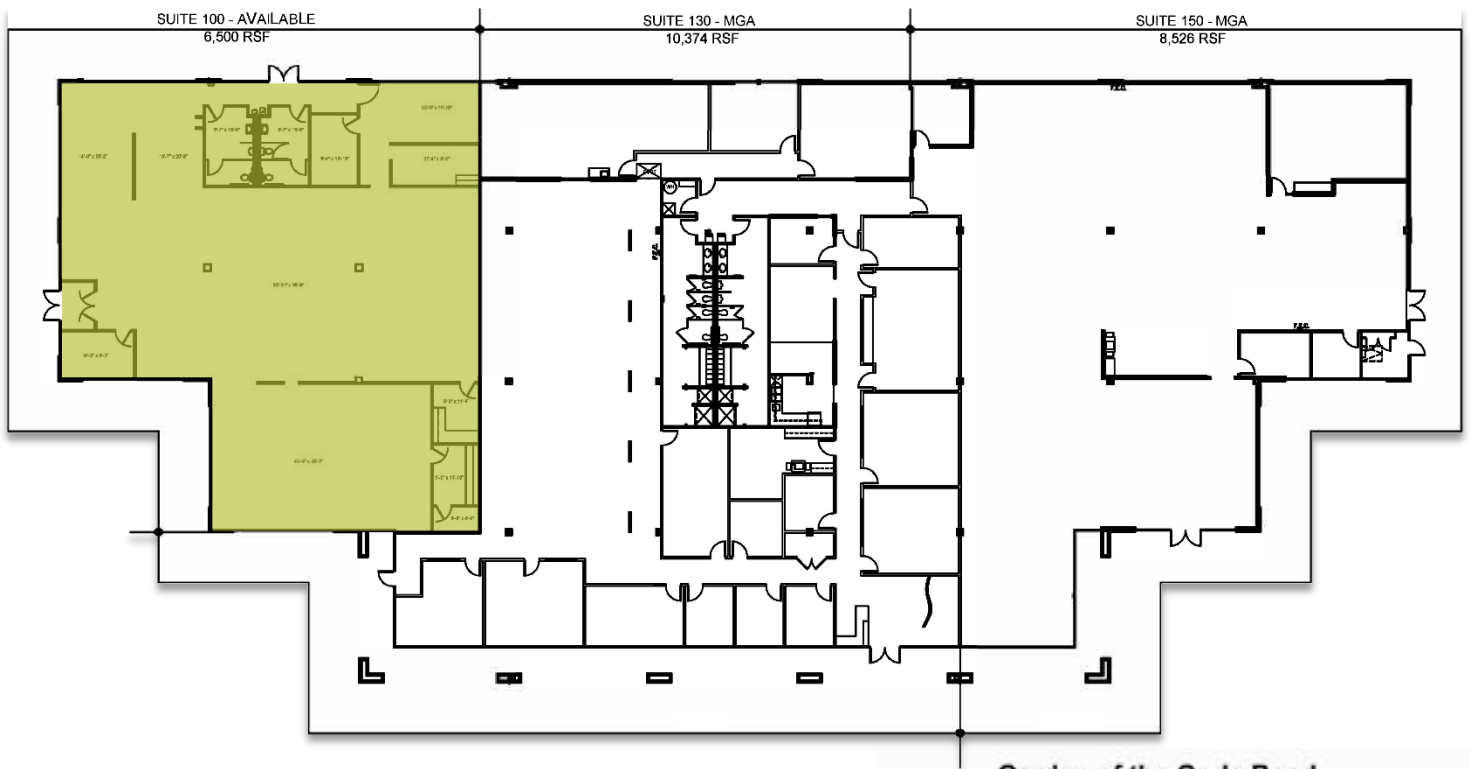


For more information, please contact:

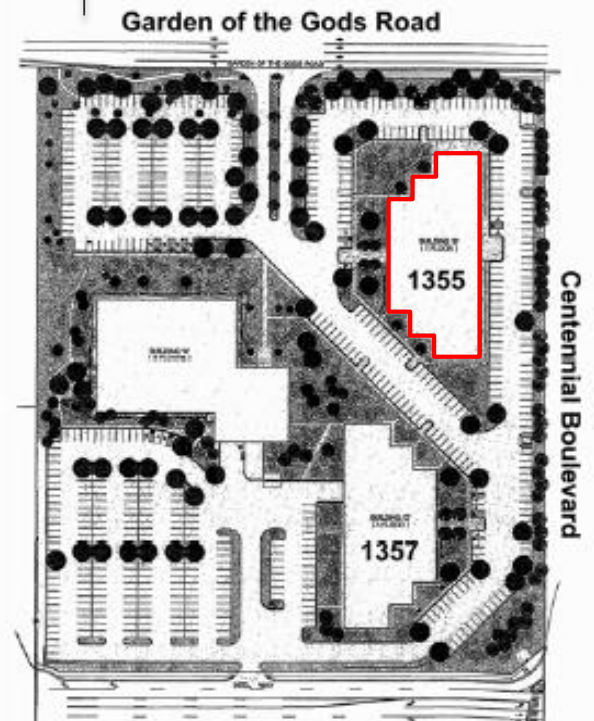
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Garden Gateway is now offering one of its signature single-story office buildings. This single-story building blends together a combination of functionality and flexibility. More efficient than conventional multi-story office buildings, (minimal R/U factor), it is designed to accommodate an array of uses from office to warehouse space. It is ideal for an office/showroom user seeking a high profile, well-located, signature building in a campus setting.



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