

THE ATRIUM AT NORTH POINTE

6005 NORTH DELMONICO DRIVE :: COLORADO SPRINGS, CO 80919



SITE

North Pointe Apts.
260 Units

The Lodges Apts.
156 Units

Winslow BMW
6.2 Acres

- PROPERTY HIGHLIGHTS**
- Spacious, Welcoming Atrium
 - Generous Exterior & Interior Glass
 - Open Work Environments
 - Natural Lighting & 10' High Ceilings
 - Remarkable Views:
 - West – Pikes Peak
 - East – Pulpit Rock & UCCS
 - South – Downtown Colorado Springs
 - Unparalleled Submarket Amenities
 - Premier Landlord
 - Efficient & Well Maintained Building
 - Immediate Interstate Access
 - Easy Employee Commute:
 - 15 Minutes to Monument
 - 10 Minutes to Downtown
 - 20 Minutes to Fountain
 - 20 Minutes to Falcon
 - Dock Access
 - Above-Average Parking

FOR MORE INFORMATION PLEASE CONTACT

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OFFICE SPACE AVAILABLE

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UNIVERSITY VILLAGE & TECH CENTER

NORWOOD



THE ATRIUM AT NORTH POINTE

The Atrium at North Pointe

is located in one of Colorado Springs most exciting submarkets. The University Village & Tech Center submarket is located on the North Nevada / I-25 intersection and is the focal point of new development for higher education, medical services, science and research, premium retail, as well as premier multi-family and luxury student housing. The Atrium is currently offering 20,397 square feet for lease. The building provides tenants with an open work environment and spacious 10' ceilings, adding to the welcoming atmosphere, generous use of natural light, and glass exteriors. Tenants will also enjoy the beautiful views of Pikes Peak, Pulpit Rock, and downtown Colorado Springs, as well as the immediate access to numerous open spaces, paved trails, the newly expanded 550 acre Ute Valley Park, and the unmatched retail and restaurant amenities of University Village Shopping Center.



LEASING INFORMATION

BASE RENT:	\$20.00/RSF
NNN:	\$9.14/RSF (2019 estimate)
BUILDING SF:	48,799 RSF
AVAILABLE SPACE:	Suite 275: 3,629 RSF Suite 220: 8,760 RSF (Avail.11/21/20) Suite 225: 8,008 RSF (Avail.11/21/20)
MINIMUM CONTIGUOUS:	3,629 RSF
MAXIMUM CONTIGUOUS:	20,397 RSF
PARKING:	5 / 1,000 RSF
LOAD FACTOR:	1.15
STORIES:	2
YEAR BUILT:	1998

