

OFFICE SPACE FOR LEASE

COTTONWOOD SQUARE

6455 N. UNION BOULEVARD, COLORADO SPRINGS, CO 80918



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Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	16,408	110,521	245,122
Households			
2019 Est. HHs	6,555	43,223	96,712
2019 Est. Avg. HH Income	\$86,989	\$96,645	\$96,453
Drive Times			
	5 Min	10 Min	15 Min
Population			
2019 Est. Population	36,498	138,912	307,654
Households			
2019 Est. HHs	14,832	55,241	123,696
2019 Est. Avg. HH Income	\$89,847	\$95,304	\$90,771
Traffic Counts			
N Union Blvd @ E Woodman Rd	31,243	ADT 2015	
Dublin Blvd @ Montarbor Dr	14,826	ADT 2014	

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.



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PROPERTY DETAILS

Space Available:

- 1st Floor:
 - Suite 100: 3,687 SF
- 2nd Floor: 1,900 - 6,414 SF
 - Suite 200: 2,530 SF
 - Suite 202: 1,984 SF
 - Suite 204: 1,900 SF

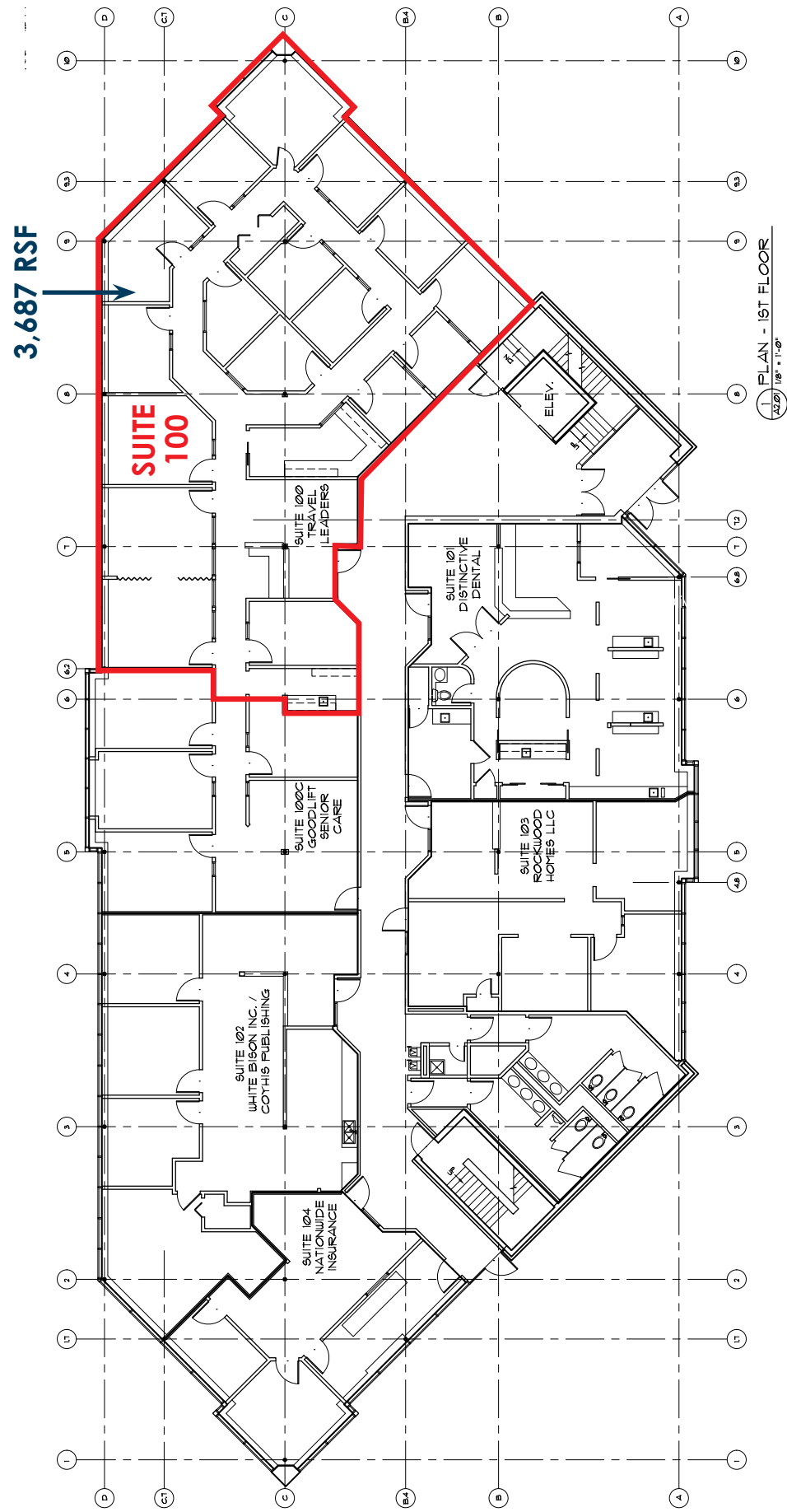
(Suites can be combined)
Lease Rate: \$13.00 NNN
NNN Expenses: \$6.03/SF
Total Building: 22,083 SF
Site Size: 5.035 Acres
Zoning: PBC
Year Built: 1984

- **Strong parking ratio**

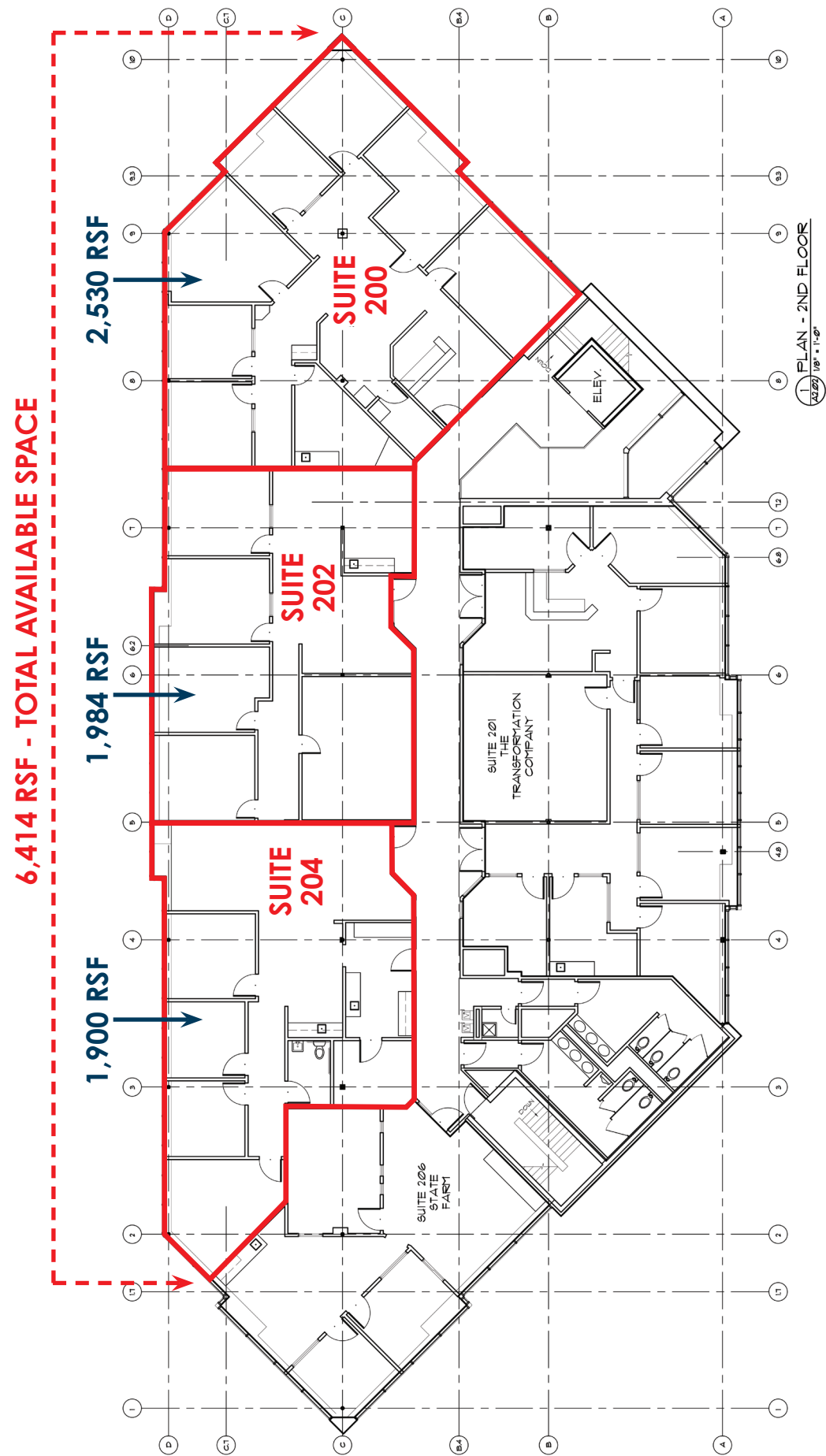


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FIRST FLOOR



SECOND FLOOR