OFFICE/FLEX MANUFACTURING FOR LEASE

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2225 EXECUTIVE CIR

COLORADO SPRINGS, CO

3,681-17,609 SF AVAILABLE

PROPERTY HIGHLIGHTS

Located in Colorado Springs' Southeast Submarket, this office/flex property sits adjacent to the El Pomar Sports Complex in a quiet business park.

Suites of 3,500 to 4,500 SF can be combined to provide up to 17,609 SF of contiguous space including 3,791 SF of warehouse space.

Just minutes to I-25 and Lake Ave., nearby amenities include restaurants, shopping, entertainment, hotels, and banking.

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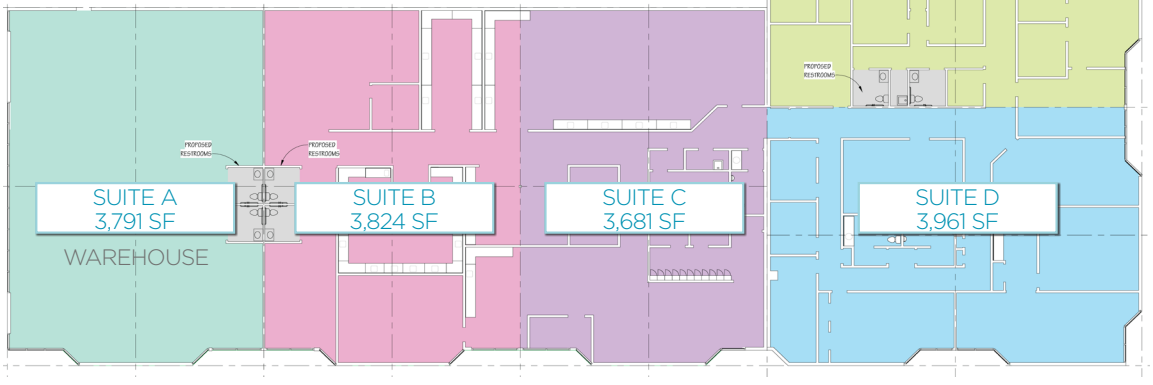
COLORADO SPRINGS, CO 80906

3,681-17,609 SF AVAILABLE

PROPERTY HIGHLIGHTS

Available Square Feet	Suite A:	3,791 SF	Up to 17,609 SF Contiguous
	Suite B:	3,824 SF	
	Suite C:	3,681 SF	
	Suite D:	3,961 SF	
	Suite E:	4,587 SF	
Total Bldg. SF	28,000 SF	**Loading**	8’ x 8’ Drive-In
Lease Rate	Office: $14.50/SF NNN | Warehouse: $12.50/SF NNN		
NNN Expenses	$4.50/SF	**Zoning**	PIP-2
Year Built	1984	**Parking**	3.34/1,000 SF (80 Surface)
Clear Height	14’	**Land Area**	2.69 AC
Construction	Masonry		



LOCATED IN THE COLORADO OPPORTUNITY ZONE