



## FLEX SPACE AVAILABLE IN SOUTHEAST COLORADO SPRINGS



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

# 2205-2215 EXECUTIVE CIR

COLORADO SPRINGS, CO

**UP TO 9,000 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. The stand alone building is perfect for users seeking their own building or may be demised into two suites.

Totalling 9,000 SF the building contains 6,000 SF of office and up to 3,000 SF of warehouse and storage area with 8'x8' overhead doors for loading. The site is professionally managed and has abundant parking.

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



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## PROPERTY HIGHLIGHTS

<b>Total Bldg. SF</b>	9,000 SF	<b>Year Built</b>	1984
<b>Available SF</b>	<b>Suite A: ±3,500 SF with 400 SF of Storage</b> <b>Suite B: ±5,500 SF with 2,600 SF of Warehouse</b>		
Up to 9,000 SF Contiguous			
<b>Lease Rate</b>	\$14.00/SF NNN		
<b>Construction</b>	Masonry	<b>NNN Expenses</b>	\$4.50/SF
<b>Land Area</b>	2.69 AC	<b>Zoning</b>	PIP-2
<b>Clear Height</b>	14'	<b>Parking</b>	36 Spaces
<b>Loading</b>	(3) 8' x 8' OHD • Double door with 8' x 8' cutout		

### Suite A ± 3,500 SF

