



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.

Totaling 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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COLORADO SPRINGS, CO 80906

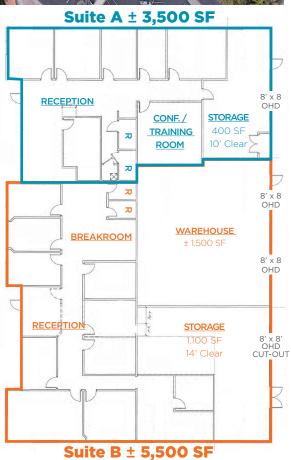
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## **PROPERTY HIGHLIGHTS**

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





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