

CLASS A  
OFFICE SPACE  
FOR LEASE



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

**SYNERGY**  
CORPORATE CENTER

.....  
**5225**

N ACADEMY BLVD  
COLORADO SPRINGS, CO 80918

**CURRENT  
OPPORTUNITIES\***

STANDARD TERMS & CONDITIONS APPLY. SEE BROKER FOR DETAILS



**Building Naming  
Rights**



**Building Signage**



**Reserved Parking**



# SYNERGY CORPORATE CENTER

## LOCATION:

North of N. Academy Blvd. & Union Blvd. Intersection

## BUILDING SIZE:

44,265 SF

## NUMBER OF LEVELS:

3

## AVAILABLE SPACE:

Suite 301A: 4,639 RSF

Suite 301B: 2,444 RSF

Suite 301C: 4,470 RSF

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**11,553 RSF Contiguous**

## LEASE RATES FROM:

Contact Broker

## EXPENSES:

\$12.03 per RSF (2025 estimate)

## TENANT IMPROVEMENTS:

Negotiable

## PARKING:

3.91 spaces per 1,000 RSF

## FEATURES:

Well-located Class A Office Building

Floor to Ceiling Glass Entryway

Newly Renovated

Ample Parking

Large Monument Sign

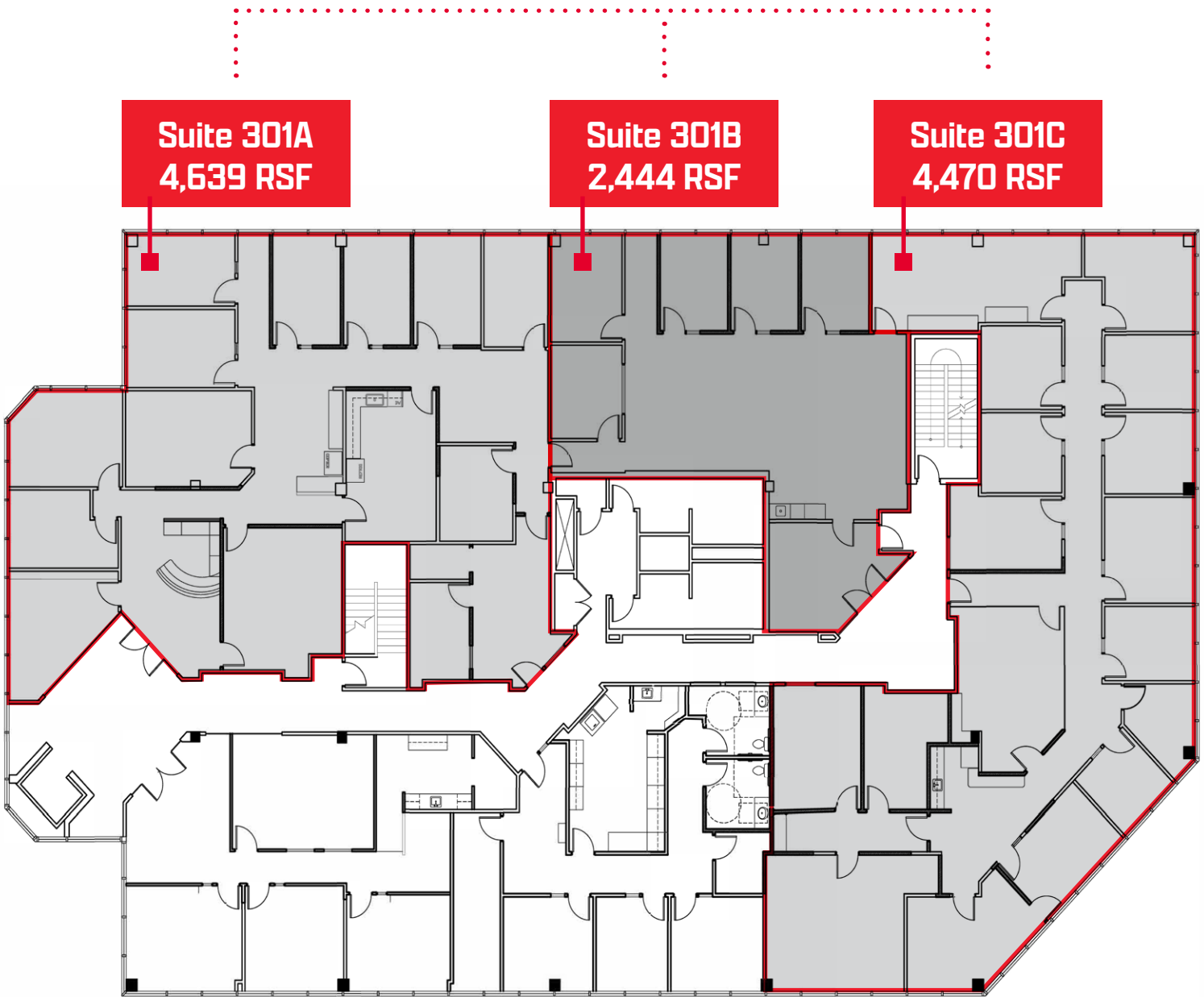


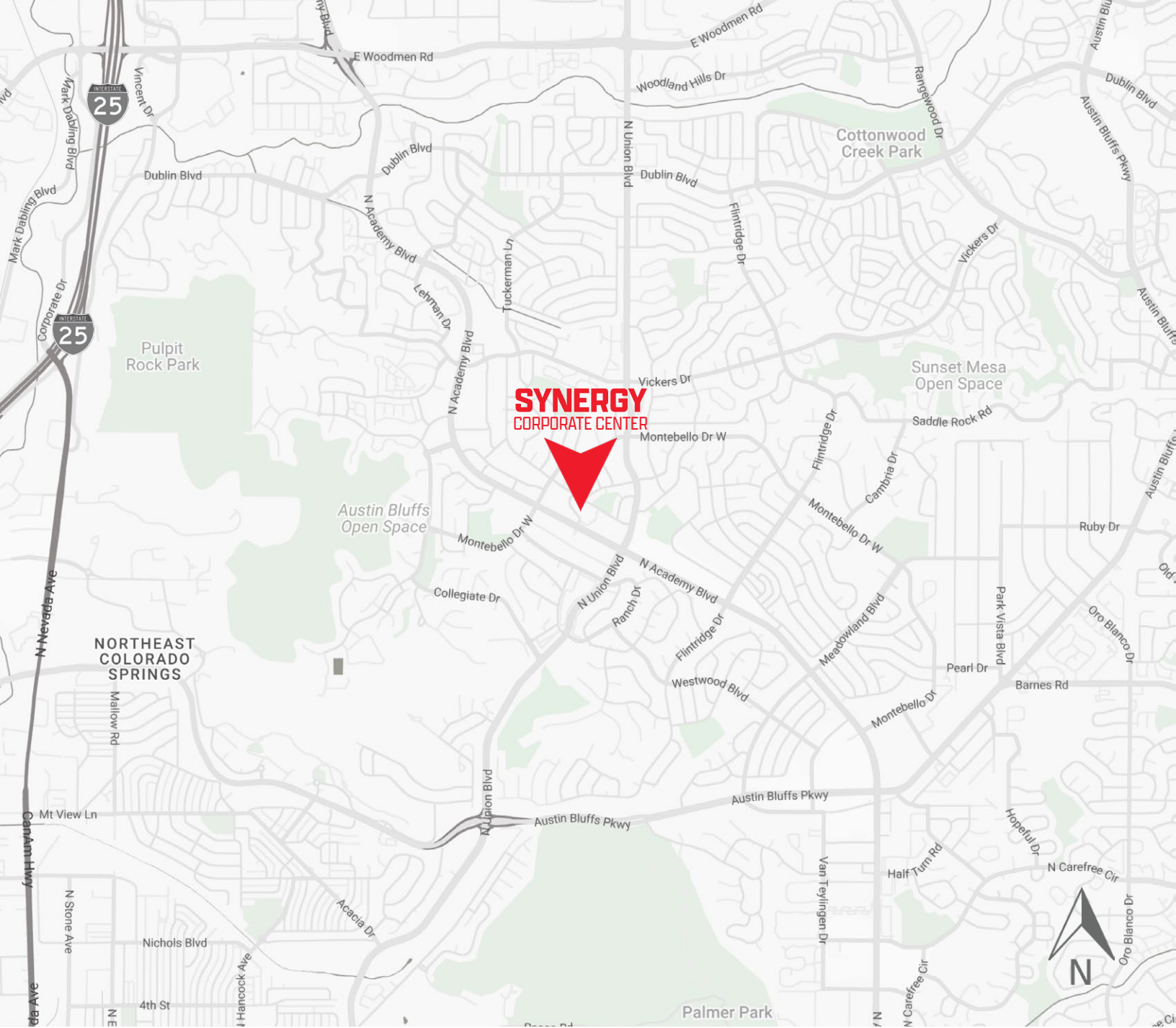
# SYNERGY

## CORPORATE CENTER

### THIRD FLOOR

**11,553 RSF CONTIGUOUS**





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**EXCLUSIVE LISTING AGENT**

**DAVID SCHROEDER, II**

Director

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10 minutes to I-25



15 minutes to Downtown Colorado Springs



25 minutes to Colorado Springs Airport



50 minutes to Denver

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