



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# NORTH CREEK

OFFICE COMPLEX



5725, 5755, & 5775 MARK DABLING BLVD. COLORADO SPRINGS, CO



NorthCreek II  
5755 Mark Dabling Boulevard

ACP Alturas  
Capital  
Partners

# FEATURES

Wifi access in Lobby, Atriums, and Courtyards

Visibility and easy access from I-25

Strong parking ratio with covered parking available

On-site Cafe

Renovated Fitness Center

Showers and Lockers in all three buildings

Renovated Training/Conference Center

Engineering Staff & On-site Property Management

State-of-the-art Telecommunications

Campus Environment

Full perimeter glass for unobstructed Front Range views

Walking trail with direct access to University Village

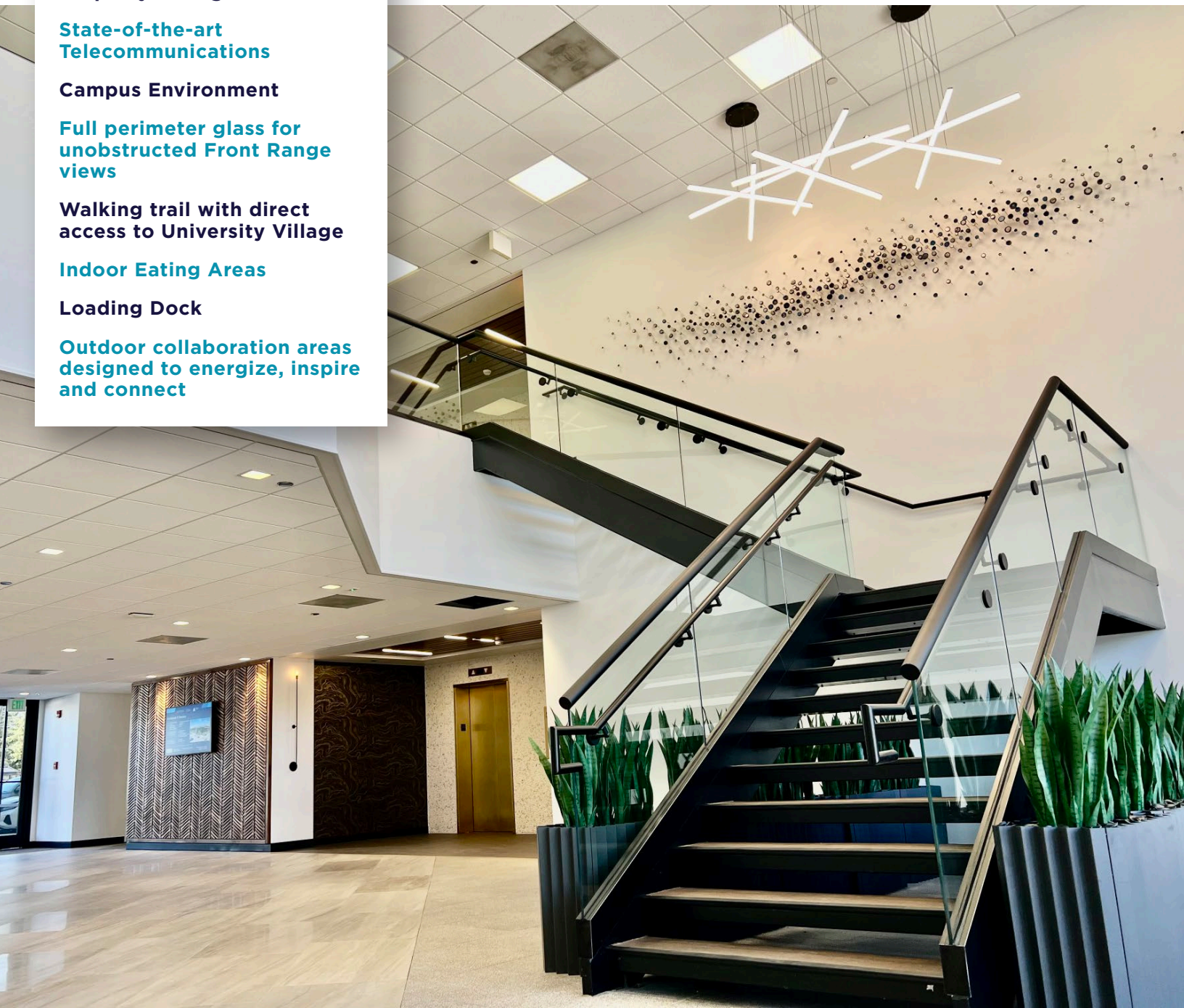
Indoor Eating Areas

Loading Dock

Outdoor collaboration areas designed to energize, inspire and connect

# NORTH CREEK

The North Creek Office Complex is Colorado Springs' most exceptional office park with an unmatched building amenities package and room for expansion within its 324,000-square-foot, 3-building complex. North Creek is perfectly situated in the heart of Colorado Springs on Mark Dabling at I-25.



# About the **BUILDING**

## **BUILDING SIZE:**

North Creek I: 110,795 SF  
North Creek II: 106,325 SF  
North Creek III: 108,349 SF

## **LEASE RATES:**

From \$19.00 per RSF NNN

## **OPERATING EXPENSES:**

North Creek I: \$8.34/RSF (2024 estimate)  
North Creek II: \$9.04/RSF (2024 estimate)  
North Creek III: \$8.42/RSF (2024 estimate)

## **PARKING:**

4:1,000 RSF

# Building **AVAILABILITIES**

## **North Creek I** **5725**

Suite 200B: 12,438 RSF

## **North Creek II** **5755**

Suite 220: 3,148 RSF  
Suite 300: 17,838 RSF (1/1/27)  
Suite 325: 5,985 RSF  
Suite 375: 5,442 RSF  
Suite 325/375 11,427 RSF contiguous

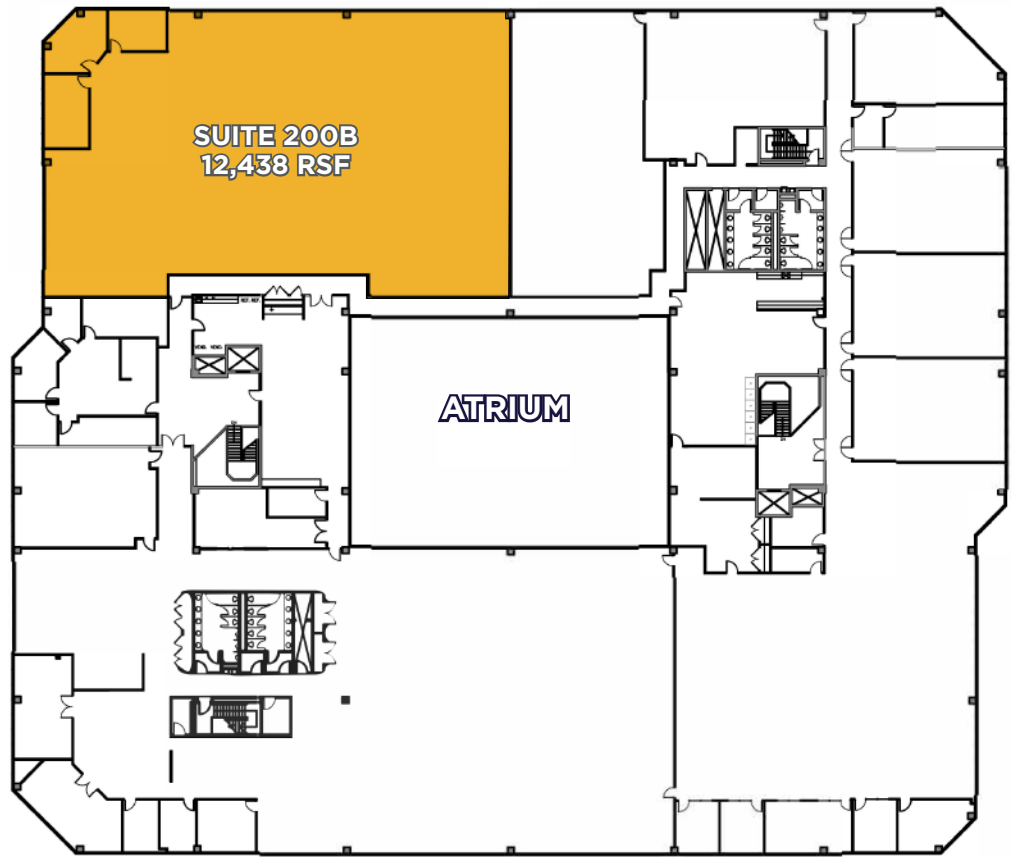
## **North Creek III** **5775**

Suite 100: 4,656 RSF  
Suite 115: 1,101 RSF  
Suite 125: 1,327 RSF  
Suite 130: 1,499 RSF  
Suite 150: 12,641 RSF  
Suite 195: 980 RSF

North Creek I  
**5725**  
2nd Floor

DOWNLOADS

 SUITE 200B

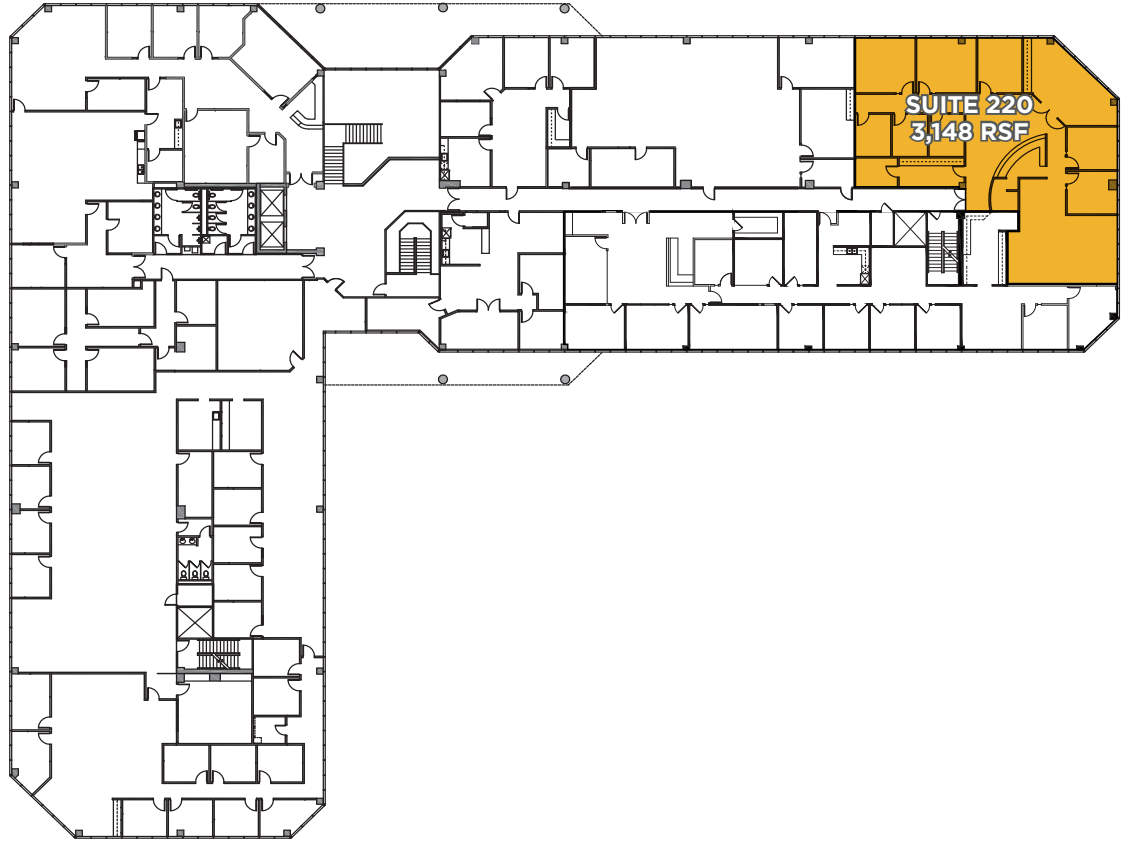


North Creek II  
**5755**  
2nd Floor

DOWNLOADS



SUITE 220



North Creek II  
**5755**  
3rd Floor

DOWNLOADS



SUITE 300



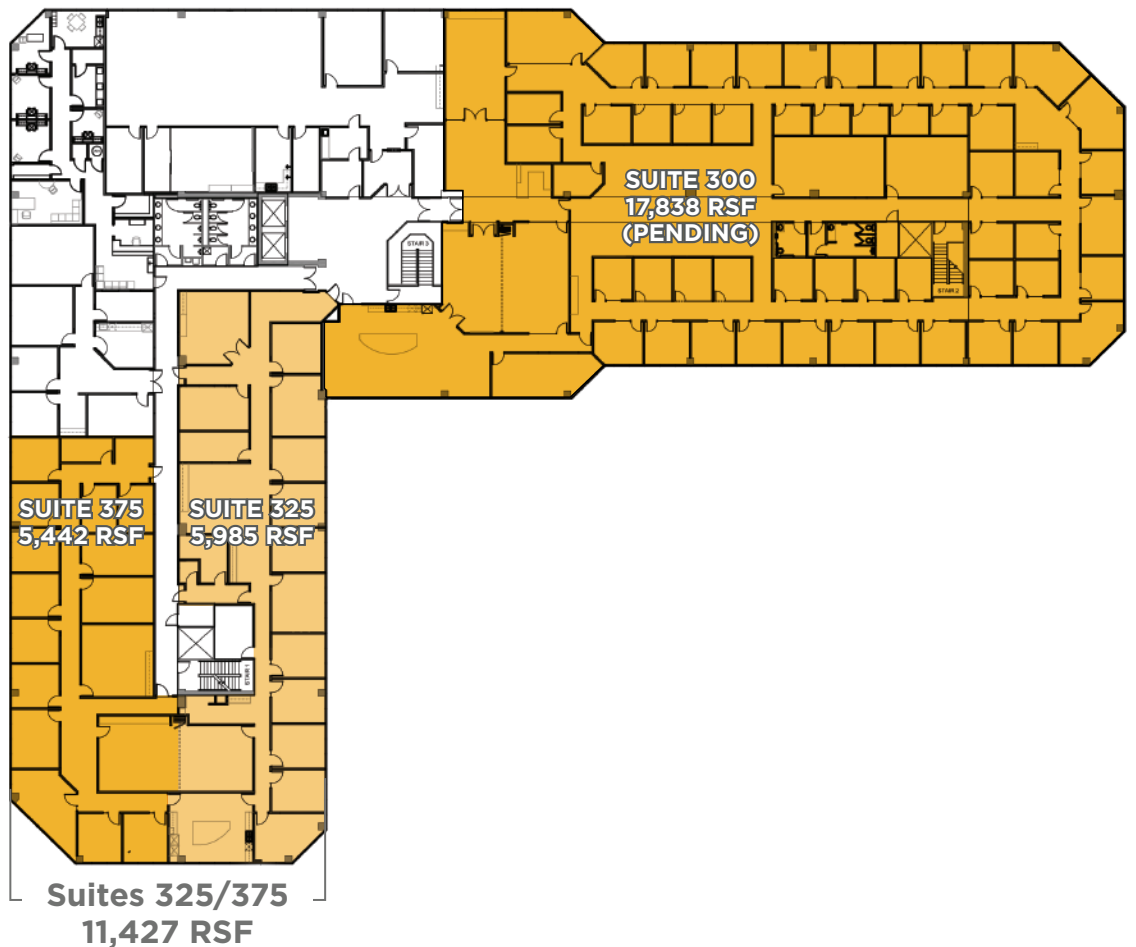
SUITE 325



SUITE 375



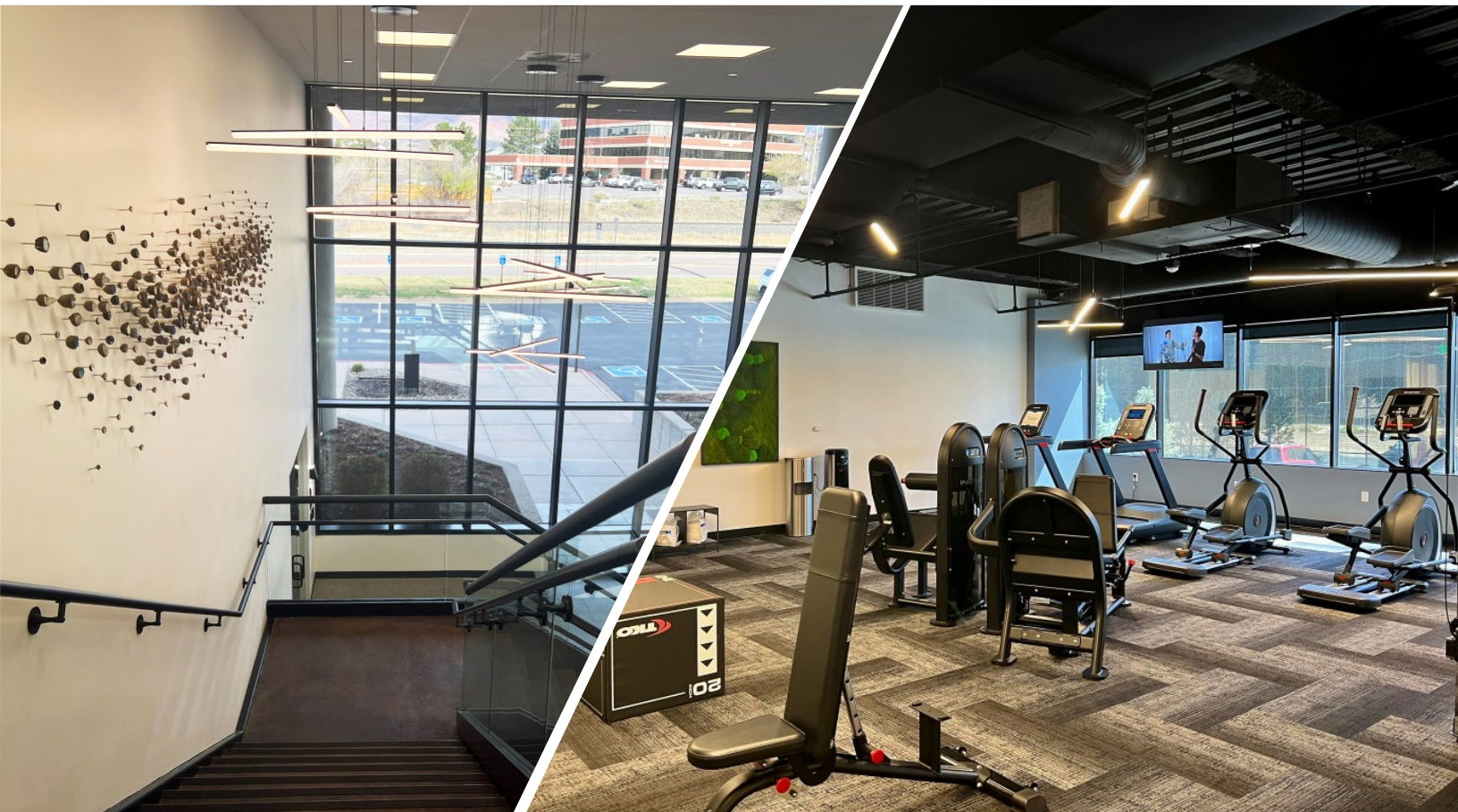
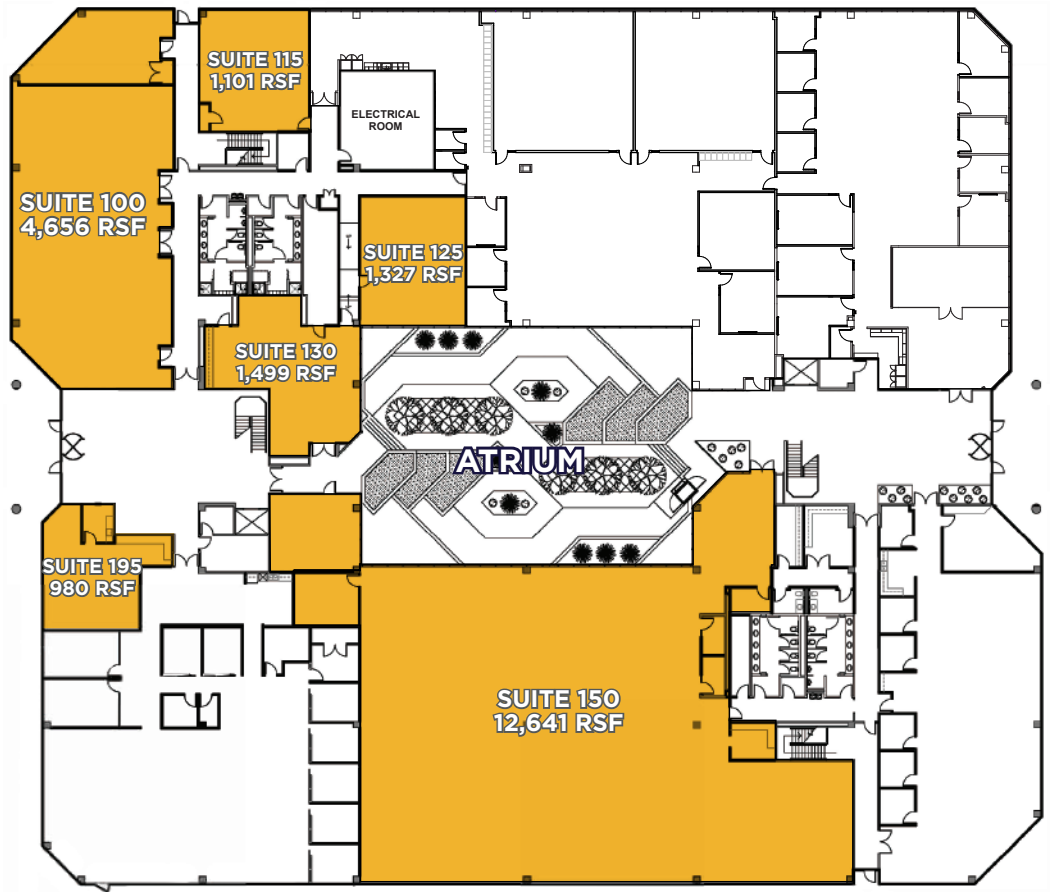
SUITES  
325/375

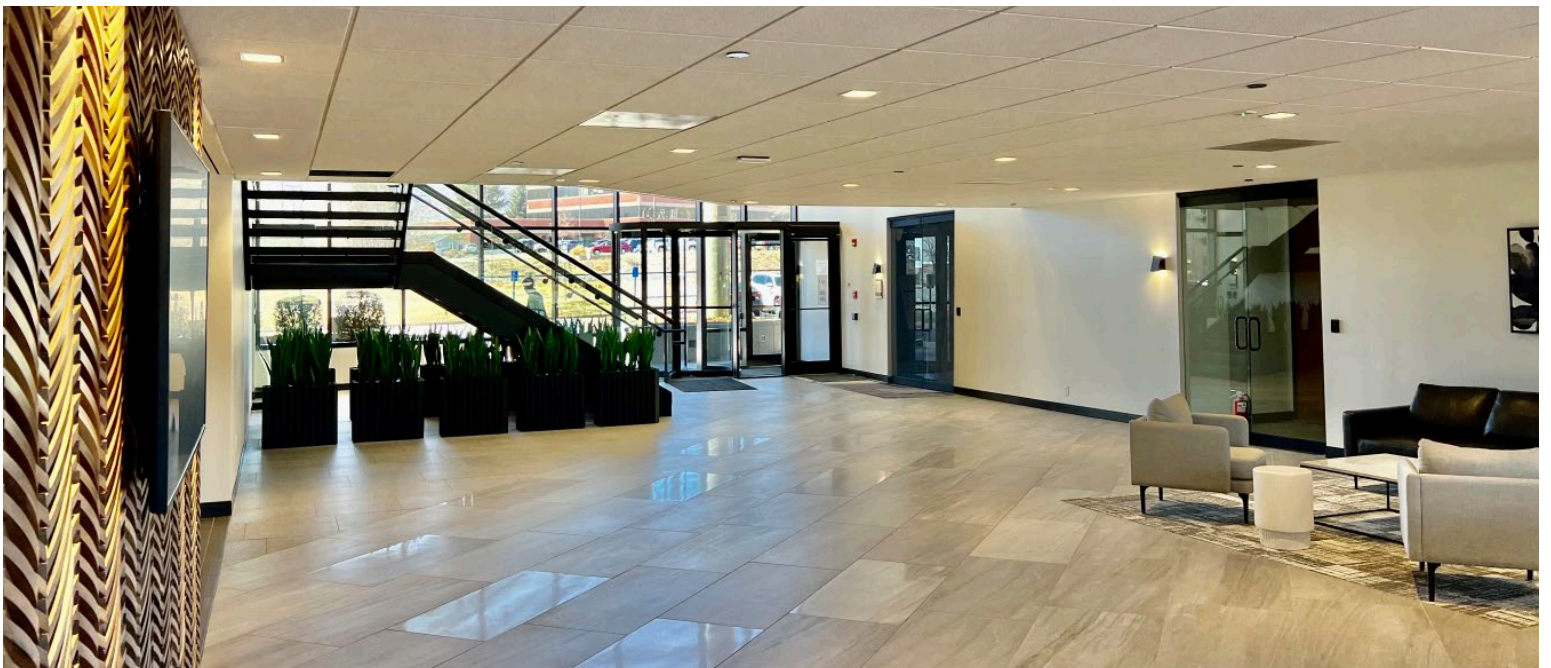


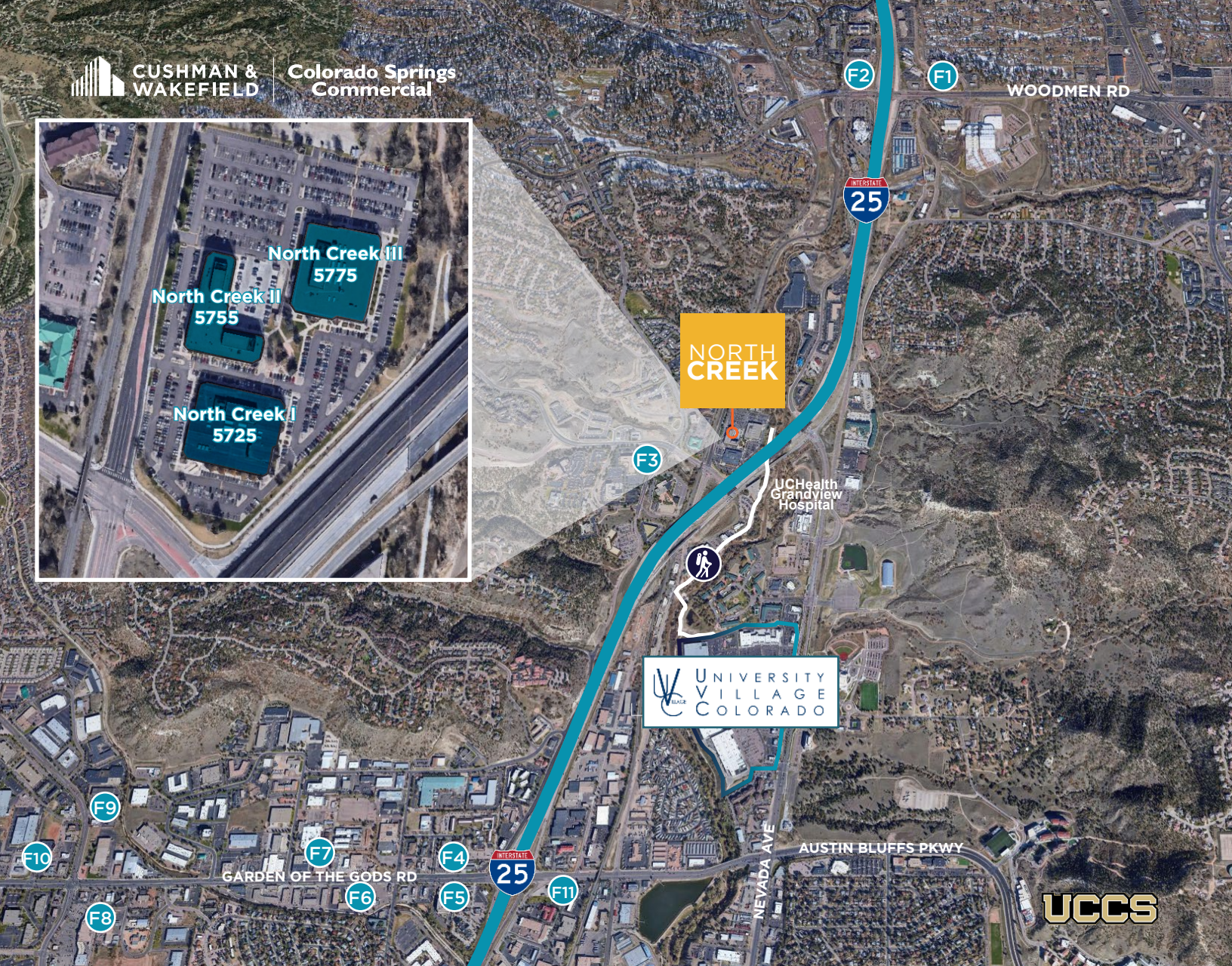
North Creek III  
**5775**  
1st Floor

DOWNLOADS

- ↓ SUITE 100
- ↓ SUITE 115
- ↓ SUITE 125
- ↓ SUITE 130
- ↓ SUITE 150
- ↓ SUITE 195







**FOOD**

- F1** ViewHouse  
Carraba's
- F2** Tilted Kilt  
Outback Steakhouse  
Old Chicago  
The Margarita
- F3** Ziggi's Coffee
- F4** Raising Cane's  
QDOBA  
Kairo's Coffee  
Arceo's Mexican
- F5** Chick-Fil-A  
Freddy's Frozen Custard  
In N Out  
Village Inn  
The Juicy Seafood

- F6** Mollica's Italian  
La Baguette
- F7** Dutch Bros. Coffee  
Sonic Drive-In  
Red Leg Brewing
- F8** Bird Dog BBQ  
Starbucks  
Subway
- F9** Marigold's Bakery  
Zaika Indian
- F10** Black Bear Diner  
Trinity Brewing  
Dickey's BBQ Pit  
Chipotle  
Schlotzsky's
- F11** Drifter's Hamburgers

- BJ's Restaurant
- Blue Mountain Creamery
- Bonefish Grill
- Chipotle
- Cowboy Star
- Hacienda Colorado
- Il Vicino
- Keva Juice
- Noodles & Company
- Panera
- Pita Pit
- Sawara Sushi
- Smashburger
- Starbucks
- Tokyo Joe's
- Urban Egg
- Which Wich

- Central Bank
- Colorado Running Company
- Costco
- Duluth Trading Company
- F45 Training
- Kohl's
- LV Nails
- Lowe's
- Massage Green Spa
- Navy Credit Union
- Petco
- Pure Barre
- Springs Modern Dentistry
- Tan Your Hide
- T-Mobile
- Veda Salon & Spa
- Verizon



**EXCLUSIVE LEASING AGENTS**

**GREG PHANEUF**

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