



NEWLY REMODELED OFFICE BUILDING



7 MINUTES TO I-25



10 MINUTES TO DOWNTOWN



HIGH PARKING RATIO



HIGH VISIBILITY LOCATION



MONUMENT SIGNAGE AVAILABLE



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

US BANK BUILDING

3505 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

MONUMENT & BUILDING
SIGNAGE AVAILABLE



HIGH VISIBILITY ALONG
AUSTIN BLUFFS PKWY



HIGH PARKING RATIO



PROPERTY HIGHLIGHTS

38,151 SF

BUILDING SIZE

Call Broker

LEASE RATE

\$9.73 per RSF

(2025 estimate)

NNN EXPENSES

5 spaces per 1,000 RSF

PARKING RATIO



AVAILABLE SPACE

Suite 215: 1,608 RSF

Suite 216: 747 RSF



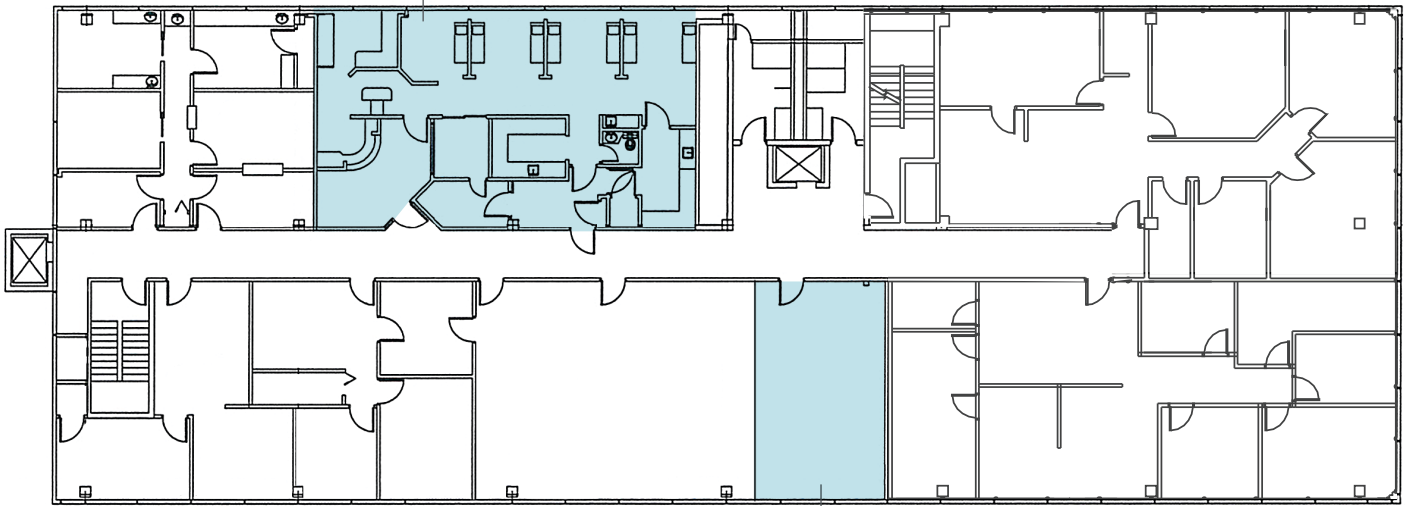


FLOORPLANS

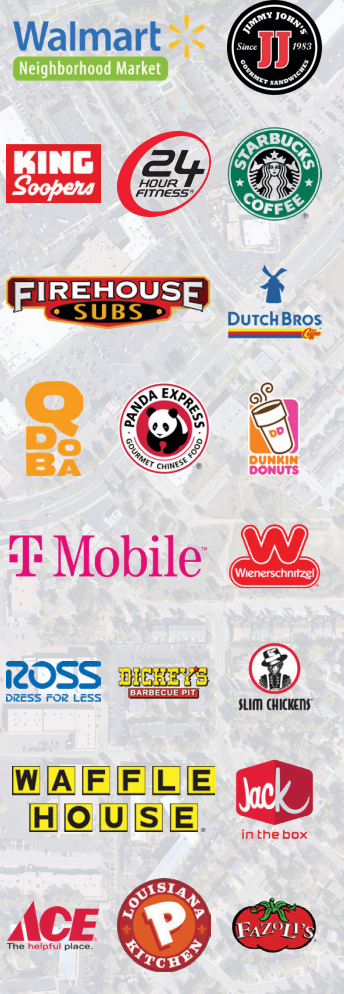
2nd Floor
747 - 1,608 RSF

SUITE 215
1,608 RSF

2ND GENERATION
DENTAL



SUITE 216
747 RSF



312,122
POPULATION

146,878
WORKFORCE

\$86,384
AVG HOUSEHOLD
INCOME

36
MEDIAN AGE

*5 mile radius Source: CoStar

RESTAURANTS

- | | |
|--------------------------|----------------------------|
| 1. Big Deal Burger | 13. Ozzie's Smokehouse BBQ |
| 2. Burger King | 14. Panda Express |
| 3. Del Taco | 15. Papa Murphy's |
| 4. Dickey's Barbeque Pit | 16. Popeyes |
| 5. Dunkin' | 17. QDOBA |
| 6. Dutch Bros. | 18. Santana's Vegan Grill |
| 7. Fazoli's | 19. Slim Chickens |
| 8. Firehouse Subs | 20. SNOWFOX Sushi |
| 9. House of Yakitori | 21. Starbucks |
| 10. Jack in the Box | 22. Taco Bell |
| 11. Jimmy John's | 23. Waffle House |
| 12. Mi Mexico Restaurant | 24. Wienerschnitzel |

RETAIL

1. Ace Hardware
2. King Soopers
3. Ross Dress for Less
4. Walmart Neighborhood Market

SERVICES

1. 24 Hour Fitness
2. Jiffy Lube
3. T-Mobile
4. US Bank, Wells Fargo, Chase, TCF Banks
5. 8 gas stations within 1 mile radius

CONTACT

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**Colorado Springs
Commercial**