

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 201: 2,531 RSF (Available 9/1/25)

Suite 301A: 4,639 RSF

Suite 301B: 2,444 RSF

Suite 301C: 4,470 RSF

11,553 RSF Contiguous

LEASE RATE:

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

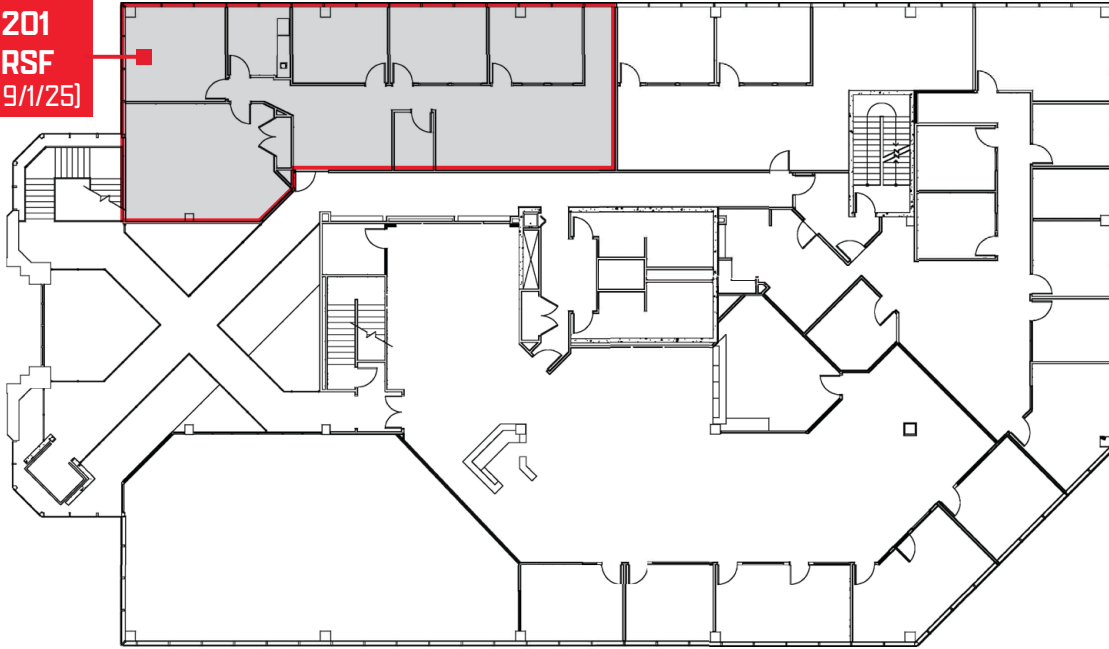
Ample Parking

Large Monument Sign



SECOND FLOOR

Suite 201
2,531 RSF
[Available 9/1/25]



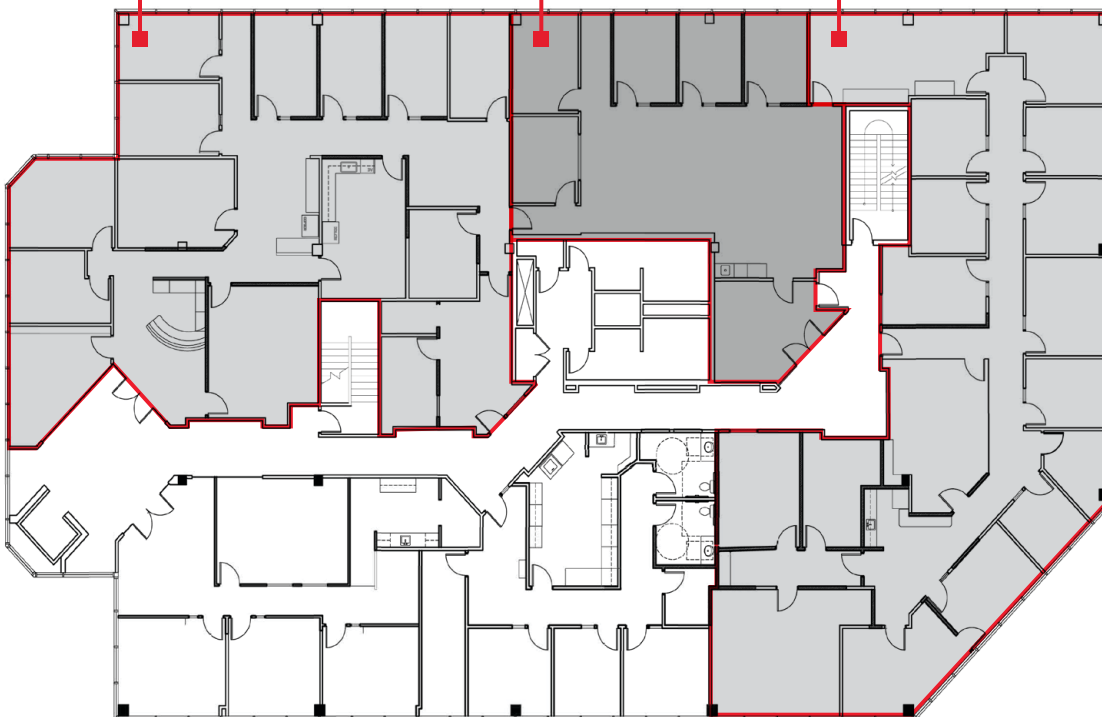
THIRD FLOOR

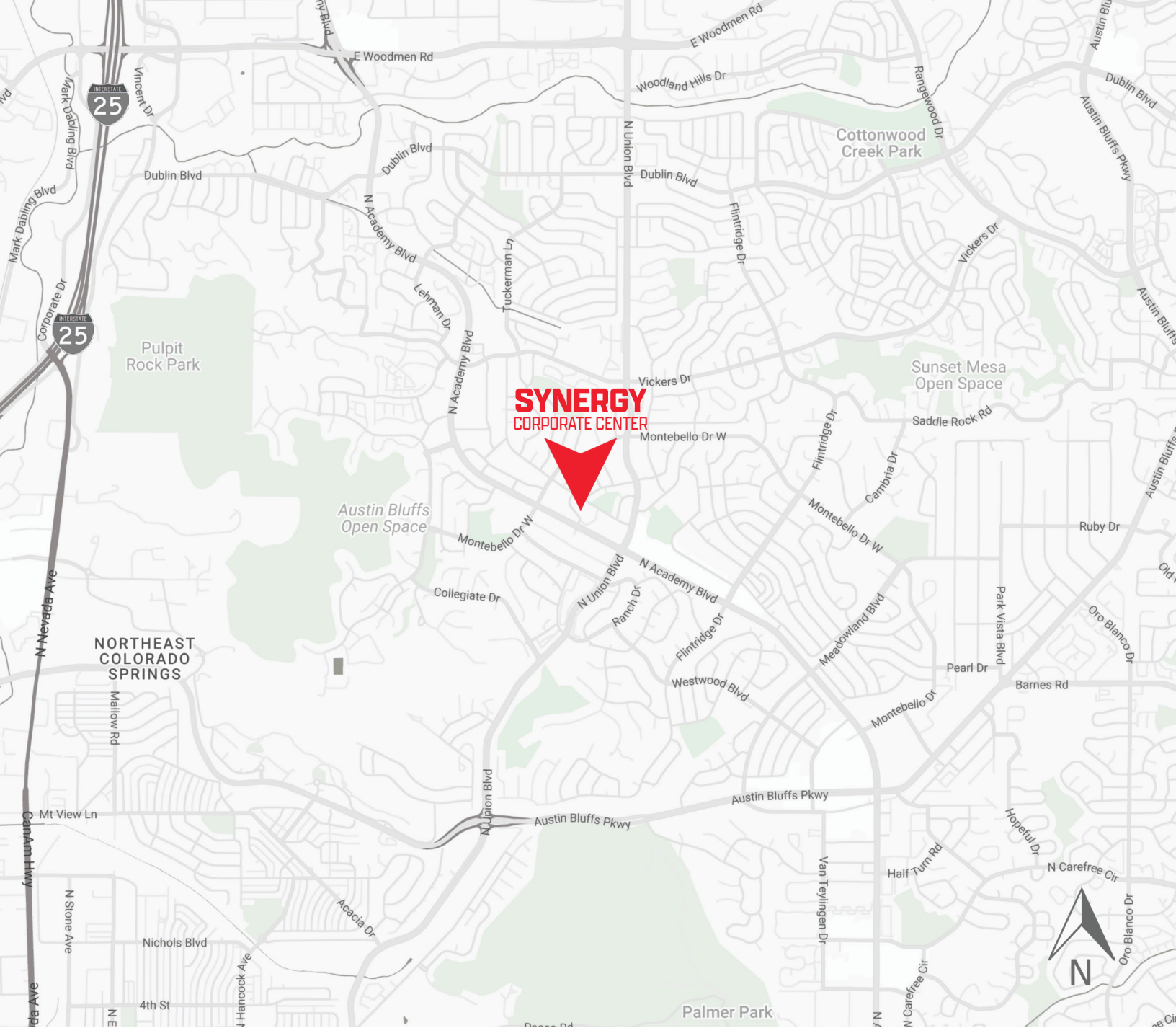
..... **11,553 RSF CONTIGUOUS**

Suite 301A
4,639 RSF

Suite 301B
2,444 RSF

Suite 301C
4,470 RSF





**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

EXCLUSIVE LISTING AGENT

DAVID SCHROEDER, II

Director

+1 719 418 4066

+1 719 322 3078

dschroeder@coscommercial.com

90 S Cascade Avenue, Suite 1150
Colorado Springs, CO 80903
+1 719 634 1500 • coscommercial.com



10 minutes to I-25



15 minutes to Downtown Colorado Springs



25 minutes to Colorado Springs Airport



50 minutes to Denver

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.