

**CLASS A
OFFICE SPACE
FOR LEASE**



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

SYNERGY CORPORATE CENTER

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5225

**N ACADEMY BLVD
COLORADO SPRINGS, CO 80918**



SYNERGY CORPORATE CENTER

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: 3,383 RSF



LEASE RATE:

Contact Broker



EXPENSES:

\$12.03 per RSF (2025 estimate)



TENANT IMPROVEMENTS:

Negotiable



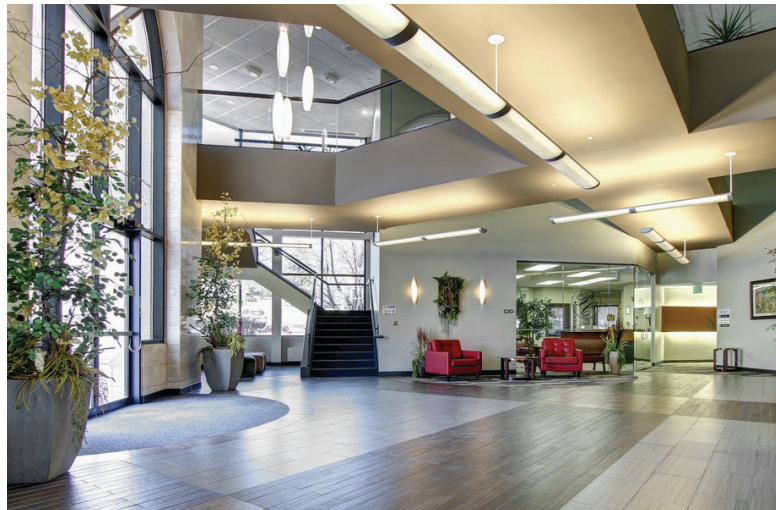
PARKING:

3.91 spaces per 1,000 RSF

(Reserved Parking Available)

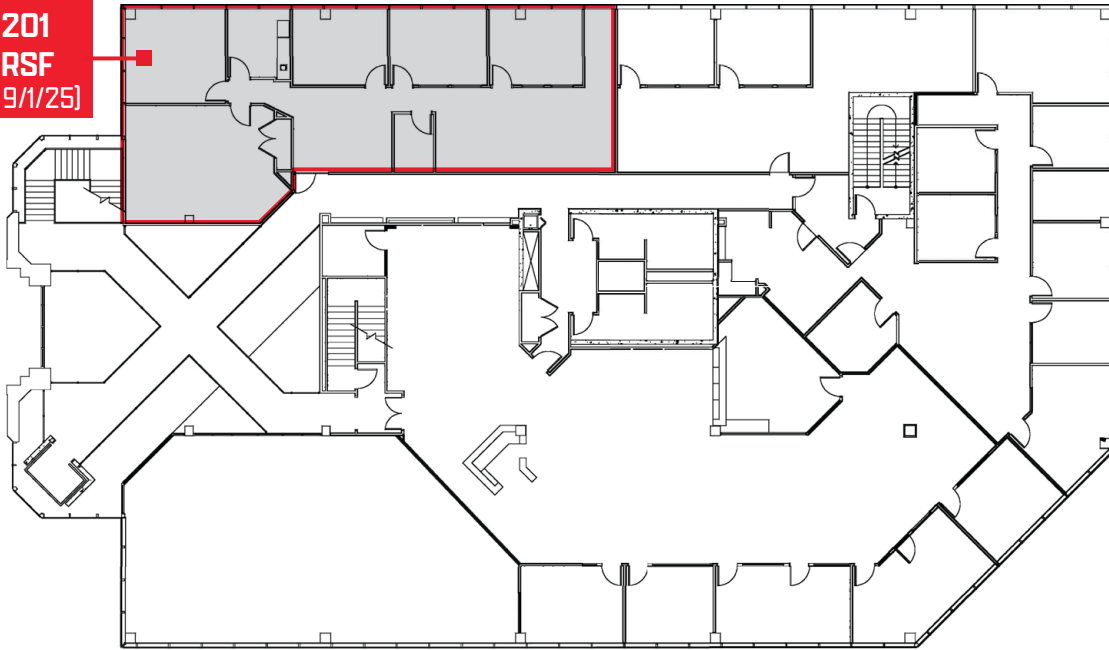
FEATURES:

- Well-located Class A Office Building
- Floor to Ceiling Glass Entryway
- Newly Renovated
- Ample Parking
- Large Monument Sign



SECOND FLOOR

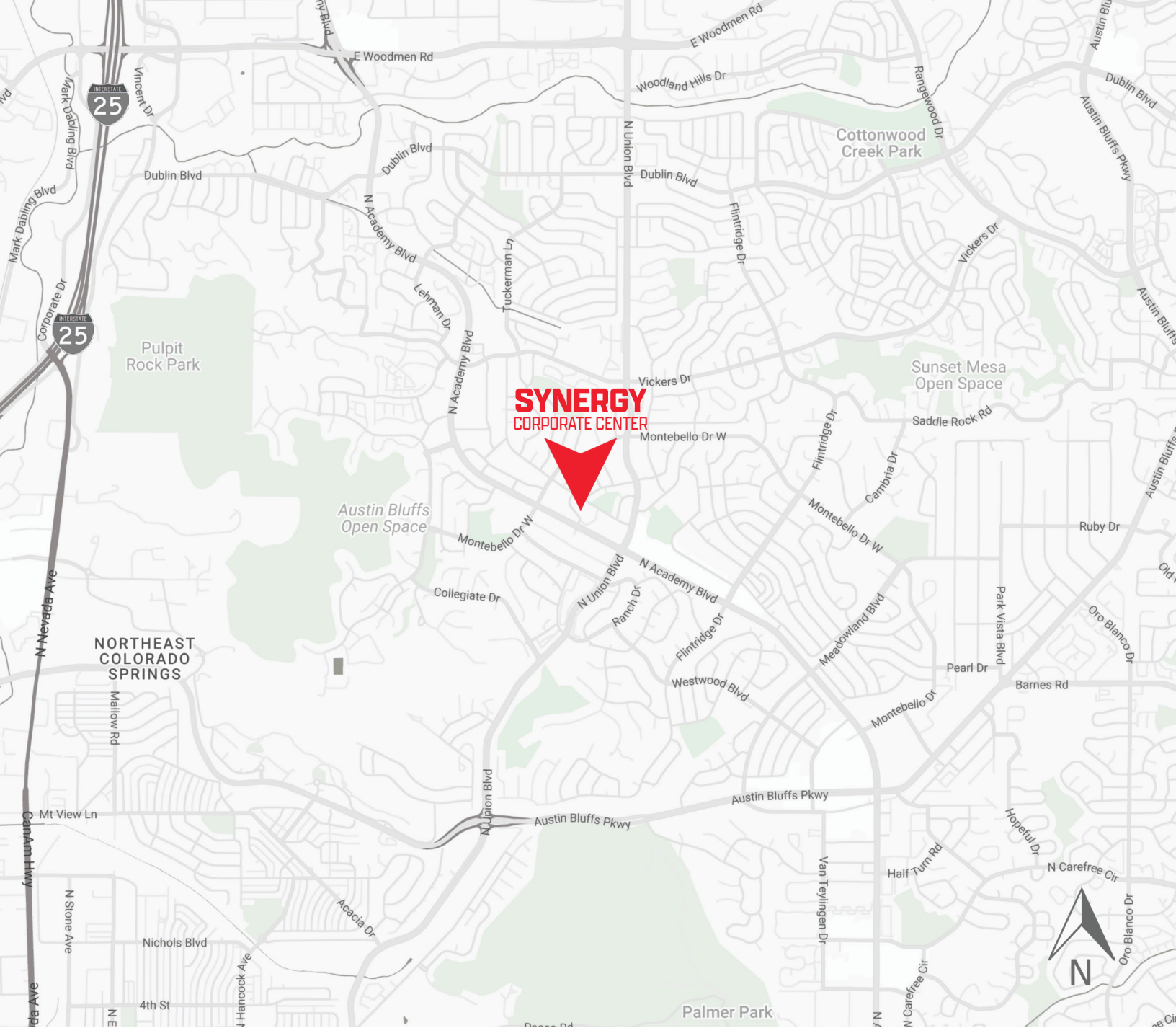
Suite 201
2,531 RSF
[Available 9/1/25]



THIRD FLOOR

Suite 301A
3,383 RSF





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WAKEFIELD**

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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

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