

**CLASS A  
OFFICE SPACE  
FOR LEASE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**SYNERGY  
CORPORATE CENTER**

.....

**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 301A: 3,383 RSF

Suite 206: 2,173 RSF (PENDING)



## LEASE RATE:

Contact Broker



## EXPENSES:

\$12.03 per RSF (2025 estimate)



## TENANT IMPROVEMENTS:

Negotiable



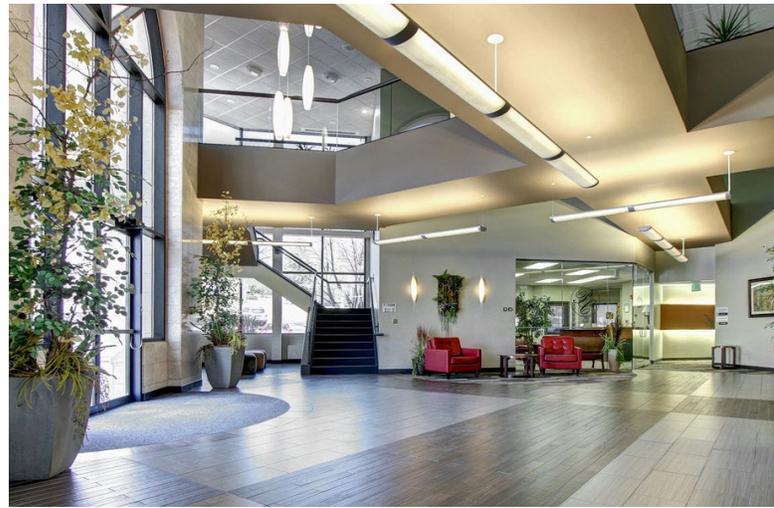
## PARKING:

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

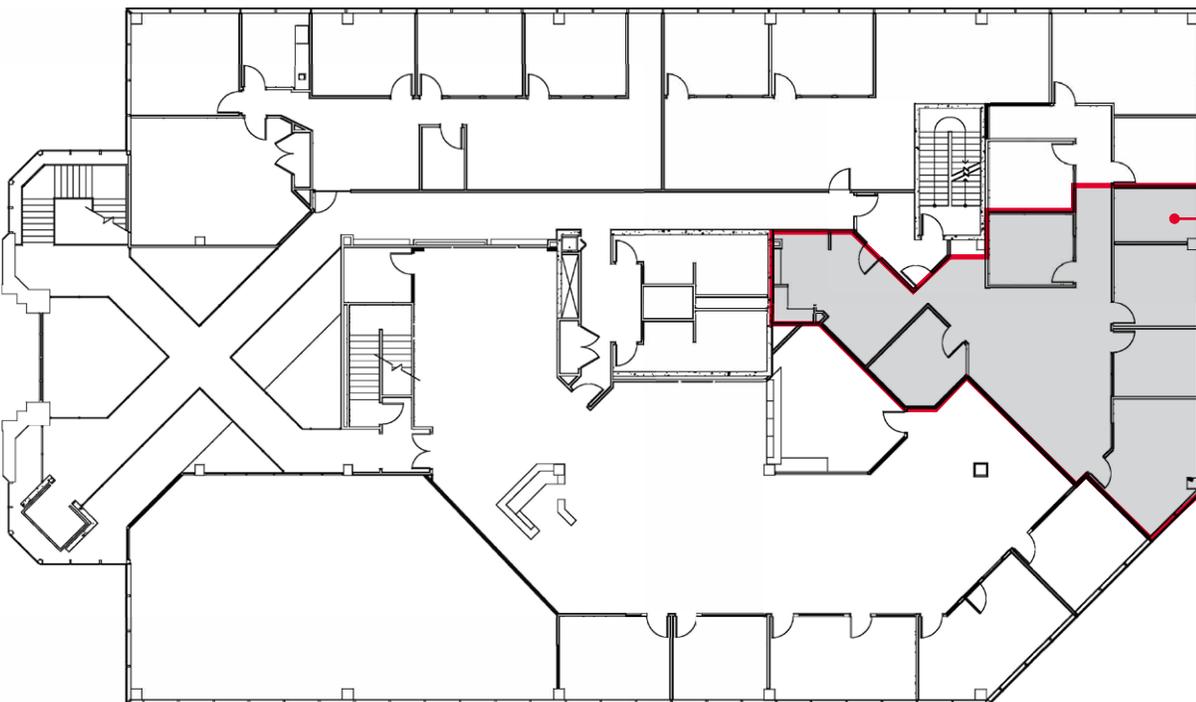


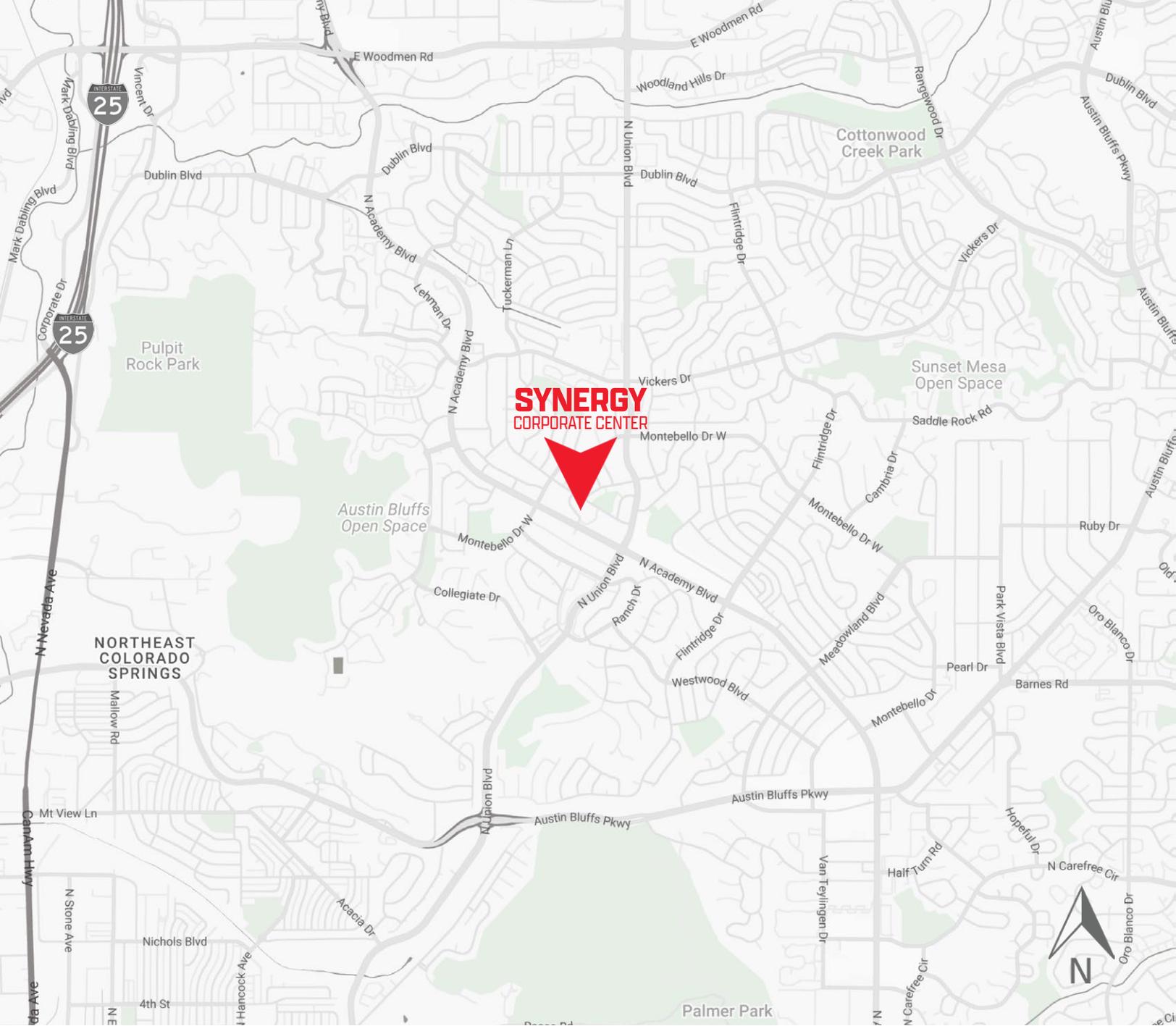
# THIRD FLOOR

**Suite 301A | 3,383 RSF**



**Suite 206 | 2,173 RSF**  
Available 9/1/26





**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**EXCLUSIVE LISTING AGENT**

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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