



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

5445 MARK DABLING BLVD

COLORADO SPRINGS, CO 80918

1,500 SF OFFICE SPACE | **FOR LEASE**



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COLORADO SPRINGS, CO 80918

Position your business in one of Colorado Springs' most connected and dynamic corridors at **5445 MARK DABLING BLVD**. With immediate access to I-25, the property offers seamless regional connectivity and exceptional visibility for both employees and customers. Just minutes from University Village Colorado—home to Costco and a strong mix of national retailers and dining—the location places your business in the middle of a high-traffic, amenity-rich environment.

Direct adjacency to the Pikes Peak Greenway and Monument Creek Trail adds a unique lifestyle component, offering walkable access to miles of trails that support wellness, recreation, and an active workday.

The surrounding northwest employment hub continues to attract a strong daytime population, reinforcing the area's vitality and long-term appeal.

Efficient floor plates and a professional exterior create flexibility for a range of users, from office to customer-facing operations. This is a highly visible, highly accessible location that blends connectivity, convenience, and an energized outdoor setting—ideal for businesses looking to elevate both presence and employee experience.

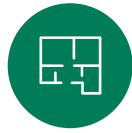


BUILDING HIGHLIGHTS



BUILDING SIZE

12,118 SF



AVAILABLE SPACE

1,500 SF



LEASE RATE

\$13.50 per RSF NNN



YEAR BUILT

1985



PARKING

2.48 PER 1,000 RSF



EXPENSES

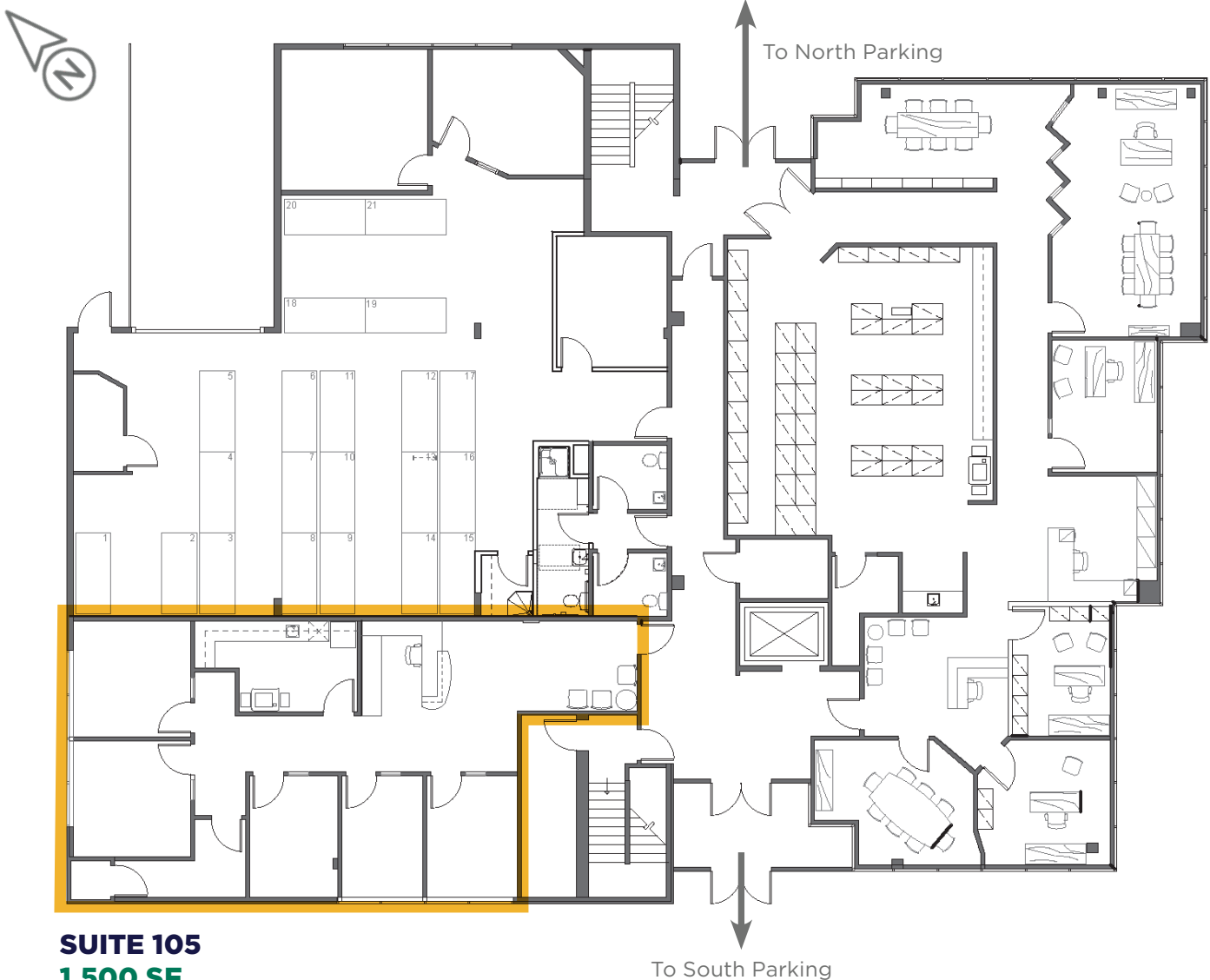
\$8.67 per RSF
(2026 Est.)



ZONING

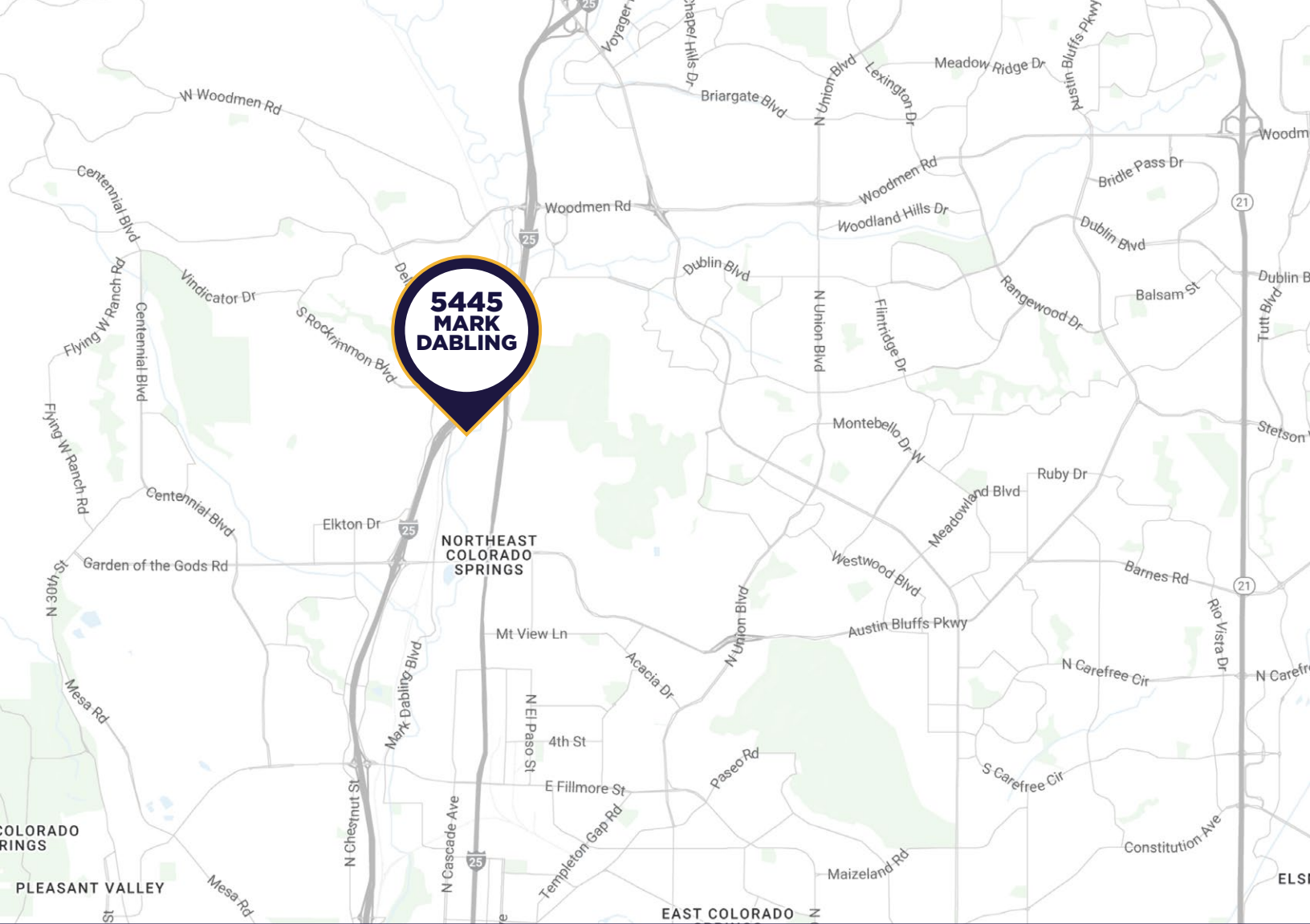
PIP2/CR P

FLOORPLAN



SUITE 105
1,500 SF

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



**CUSHMAN &
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