

ACADEMY POINT SERVICE CENTER



**OFFICE/WAREHOUSE/
RETAIL FOR LEASE**
\$8.00 - \$12.00 PSF, NNN

**1050 S ACADEMY BLVD
COLORADO SPRINGS, CO**

- **Low load factor**
- **Direct access to suite**
- **Easy access to I-25 via Hwy 24 Bypass**
- **Close proximity to Colorado Springs Airport & Peterson AFB , Schriever AFB & Fort Carson**
- **Close to restaurants & retail**
- **Flexible uses include: office/flex, warehouse/distribution, retail/showroom, R&D, schools & non-profits**
- **Excellent visibility & prominent identification**

AVAILABLE RSF	2,536 – 26,863 Contiguous
ZONING	PBC (<i>Planned Business Center</i>)
DOORS	Dock, Drive-in, Van-high
PARKING	3.37/1,000 RSF
LEASE RATE	\$8.00–\$12.00 NNN
NNN EST	\$3.90 PSF (2022)

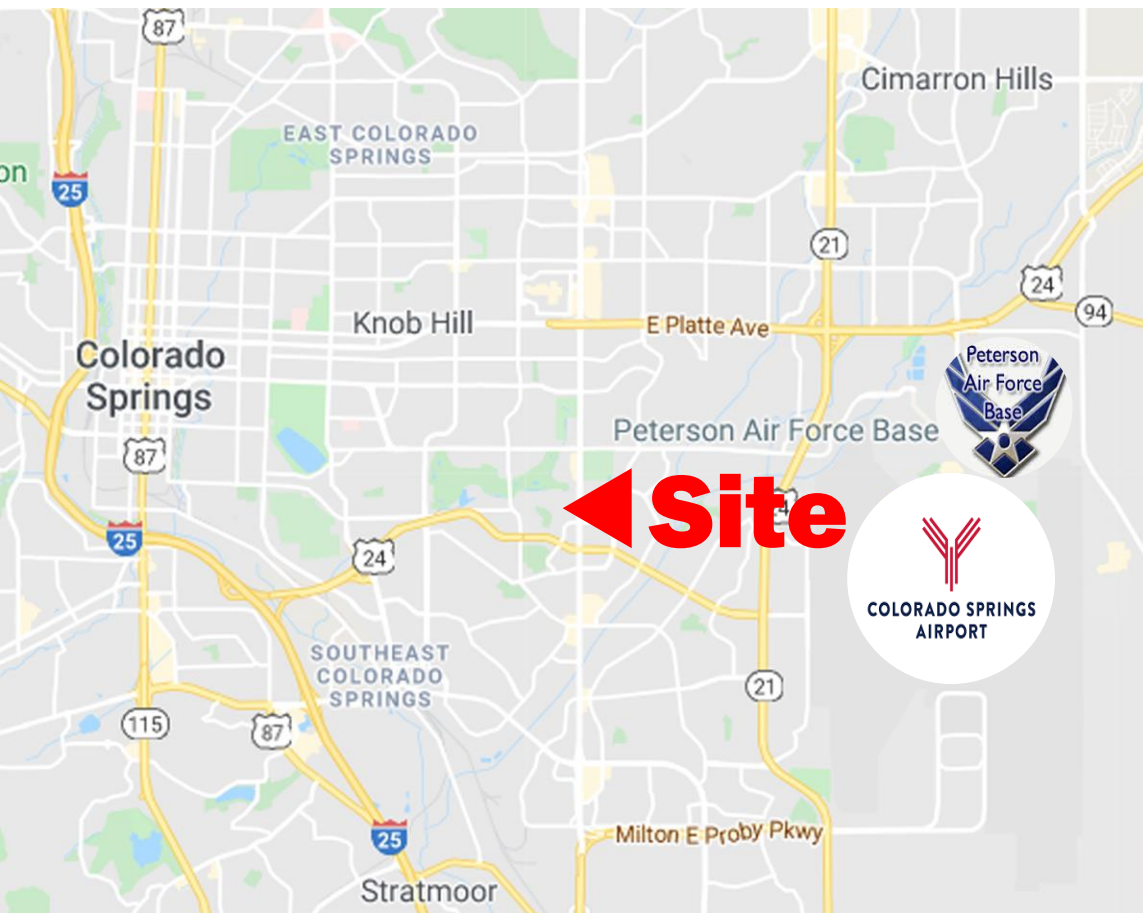
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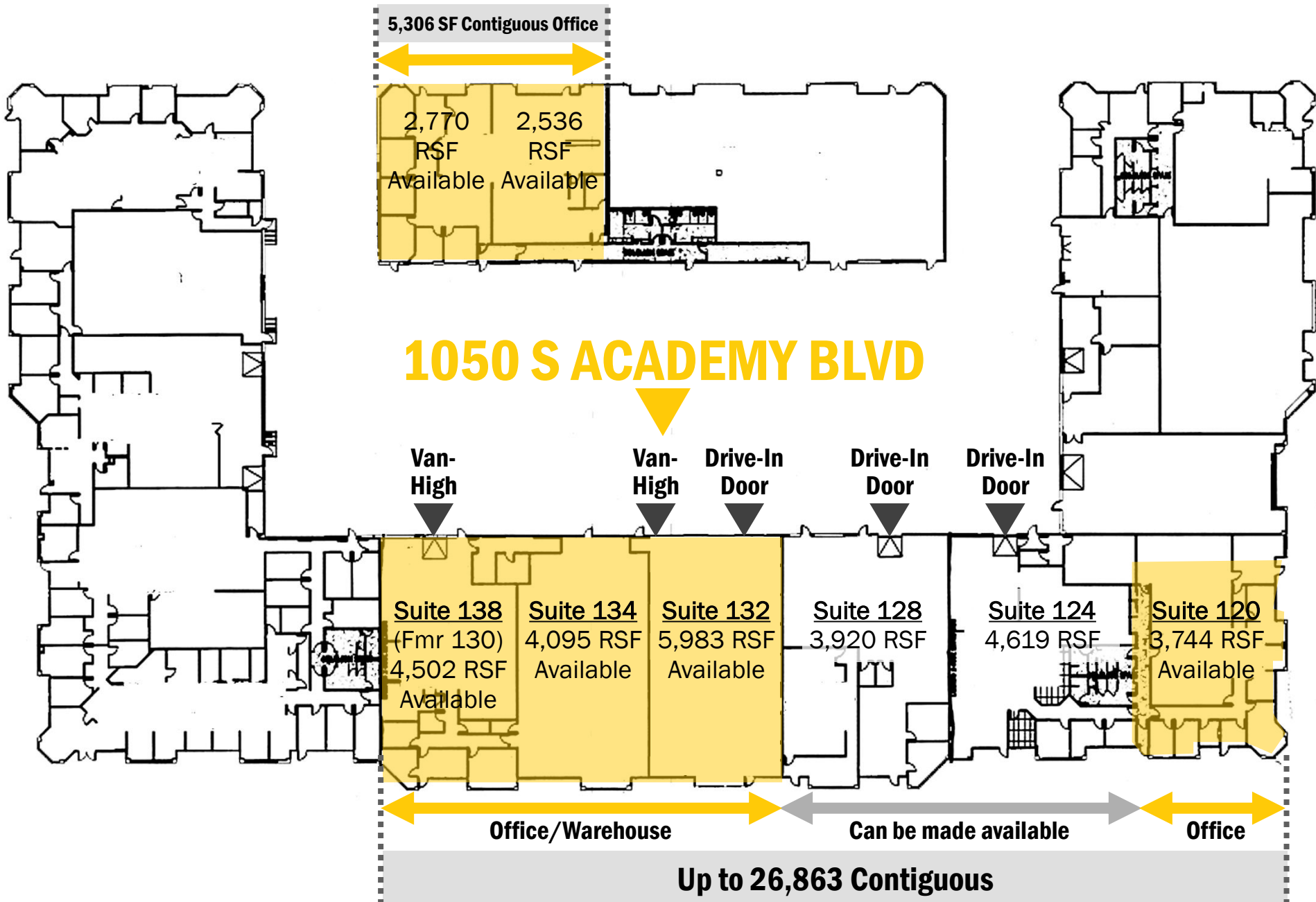
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