

Properties for Lease

1 1864 Woodmoor Dr, Monument, CO 80132



Space Available 111 - 175 SF
 Rental Rate Yr \$28.55 - 36 /SF/Yr
 Spaces 4
 Building Size 11,688 SF
 Property Sub-type Office Building
 Broker Information Todd Ogden
 Hoff & Leigh, Inc.
 (303) 351-2217
 Status Active
 LoopNet ID 19532595

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19532595>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|----------------|---------------|----------------|------------|-------------|-------------|----------|
| 216 | 111 SF | \$35.14 /SF/Yr | | | Other | | | |
| 219 | 145 SF | \$28.55 /SF/Yr | | | Other | | | |
| 213 | 165 SF | \$34.55 /SF/Yr | | | Other | | | |
| 217 | 175 SF | \$36 /SF/Yr | | | Other | | | |

Property Description

Individual and multi-room office space for lease! Prices starting as low as \$325/mo for single rooms. Multi-room suites may be configured for larger tenants (up to ~2000sf). Newer construction, new ownership and renovated property provides a comfortable, inviting and professional environment for professionals and clients. Shared conference room and remodeled kitchenette. Available WiFi. Excellent parking, visibility and accessibility. This is Monument's premier small office solution. Call to schedule a showing today! 303-351-2217



| | | |
|--------------------|----------------------------------|----------------|
| Space Available | 1,789 SF | Property Notes |
| Rental Rate Yr | Negotiable | |
| Spaces | 2 | |
| Building Size | 18,102 SF | |
| Property Sub-type | Retail (Other) | |
| Broker Information | Chalee Confer | |
| | David, Hicks & Lampert Brokerage | |
| | (303) 694-6082 | |
| Status | Active | |
| LoopNet ID | 19774704 | |

Listing's Link: <http://www.loopnet.com/lid/19774704>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Suite 200 | 1,789 SF | Negotiable | | | NNN | Now | | |
| Suite 210 | 1,789 SF | Negotiable | | | NNN | Now | | |

Property Description

" New Space Available Immediately AdjacentTo Boot Barn- To be built space on North Gate Boulevard" Join Bass Pro Shops, Boot Barn, CB Potts, SouthernHospitality, AT&T, Chick-Fil-A, and more! Estimated over3 million customers per year!" Retail Sites Available 1-100 acres" New high visibility retail on Northgate availablelate 2016" Located at Interstate 25 and Northgate Boulevard andfuture Powers Boulevard interchange; adjacent to theU.S. Air Force Academy" Site provides high visibility and strong demographics



Space Available 1,570 - 10,323 SF
 Rental Rate Yr \$8 - 16 /SF/Yr
 Spaces 6
 Building Size 71,042 SF
 Property Sub-type Office Building
 Broker Information Helen Cameron
 Cameron Butcher Company
 (719) 535-0500
 Status Active
 LoopNet ID 19053727

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19053727>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-------------|--------------------|-------------------|---------------|----------------|------------|-------------|-------------|----------|
| 12295 - 130 | 1,570 SF | \$8 - \$16 /SF/Yr | | | NNN | | | |
| 12295 - 200 | 5,350 SF | \$8 - \$16 /SF/Yr | | | NNN | | | |
| 12295 - 300 | 2,500 SF | \$8 - \$16 /SF/Yr | | | NNN | | | |
| 12295 - 340 | 2,605 SF | \$8 - \$16 /SF/Yr | | | NNN | | | |
| 12325 - 205 | 4,670 SF | \$8 - \$16 /SF/Yr | | | NNN | | | |
| 12265-200 | 10,323 SF | \$8 - \$16 /SF/Yr | | | NNN | Now | | |

Property Description

Professionally finished office suites available for lease in northern Colorado Springs.



Space Available 12,600 SF
 Rental Rate Yr \$28 - 30 /SF/Yr
 Spaces 1
 Gross Leasable Area 12,600 SF
 Property Sub-type Strip Center
 Broker Information James Spittler, Jr., SIOR
 NAI Highland Commercial Group, LLC
 (719) 577-0044
 Status Active
 LoopNet ID 19749351

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19749351>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|--------------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 12,600 SF | \$28 - \$30 /SF/Yr | 2,500 SF | | NNN | Now | | |

Property Description

Join Sprouts Grocers, Ace Hardware & More
 Excellent Visibility, Exposure, & Easy Access
 Strong Demographics & Traffic Counts
 Synergistic Mix of National & Local Tenants
 2,500-12,600 SF Available for Lease
 13375 Voyager Pkwy, Colorado Springs, CO 80921
 Surrounding area has seen massive growth in the last five years, over 15% from 2010-2015



Space Available 1.06 - 3.40 AC
 Rental Rate Yr Negotiable
 Lots 2
 Property Sub-type Retail-Pad (land)
 Broker Information Tony Pierangeli
 SRS Real Estate Partners
 (303) 572-1800
 Status Active
 LoopNet ID 19730752

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19730752>

Lots

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Pad 1 | 3.40 AC | Negotiable | | | | Now | | |
| | 1.06 AC | Negotiable | | | | Now | | |

Property Description

Great visibility and access from Baptist Rd. Close proximity to I-25. Strong retail synergies. Pad delivery 2nd Quarter 2016. Prominent monument signage on W Baptist Rd.



Space Available 25,000 SF
 Rental Rate Yr \$6.99 /SF/Yr
 Spaces 1
 Building Size 44,934 SF
 Property Sub-type Warehouse
 Broker Information John Rodgers
 Peak Commercial Properties
 (719) 227-9988
 Status Active
 LoopNet ID 19662987

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19662987>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---|--------------------|---------------|---------------|----------------|------------|-------------|-------------|----------|
| 1 | 25,000 SF | \$6.99 /SF/Yr | 18,000 SF | 25,000 SF | NNN | | | |

Property Description

This professional industrial property is located at the northeast corner of the intersection of Old Colorado Hwy 83 & Jet Stream Drive, just off of Interstate-25 & Interquest Parkway.



Space Available 6,000 SF
 Rental Rate Yr \$14 /SF/Yr
 Spaces 1
 Building Size 6,000 SF
 Property Sub-type Office Building
 Broker Information Helen Cameron
 Cameron Butcher Company
 (719) 535-0500
 Status Active
 LoopNet ID 19616170

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19616170>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 6,000 SF | \$14 /SF/Yr | | | NNN | Now | | |

Property Description

Beautiful office suite for lease in Northgate with incredible views of the mountains. The suite is very spacious and open. Located in the growing part of Northgate with easy access to I-25. This is a great location close to the new Bass Pro Shop and across the street from the new Sprouts and ACE Hardware stores.



Space Available 10,000 SF
 Rental Rate Yr \$16 - 20 /SF/Yr
 Spaces 2
 Building Size 10,000 SF
 Property Sub-type Office Building
 Broker Information Helen Cameron
 Cameron Butcher Company
 (719) 535-0500
 Status Active
 LoopNet ID 19612219

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19612219>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 10,000 SF | \$16 /SF/Yr | 2,500 SF | 10,000 SF | NNN | Now | | |
| Space 1 | 10,000 SF | \$20 /SF/Yr | 2,500 SF | 10,000 SF | NNN | Now | | |

Property Description

Beautiful Class A office buildings for lease at Northgate with views of the mountains and the Air Force Academy. With easy access to I-25, these office buildings are ideal for medical and office users and are located just across from Sprouts and ACE Hardware, close to Bass Pro Shops and the Flying Horse and Northgate neighborhoods.



Space Available 1,250 - 3,750 SF
 Rental Rate Yr \$10 - 14 /SF/Yr
 Spaces 4
 Gross Leasable Area 12,700 SF
 Property Sub-type Strip Center
 Broker Information Todd Ogden
 Hoff & Leigh, Inc.
 (303) 351-2217
 Status Active
 LoopNet ID 19585591

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19585591>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| 864 | 1,250 SF | \$14 /SF/Yr | | | NNN | Now | | |
| 866 | 1,250 SF | \$14 /SF/Yr | | | NNN | Now | | |
| 868 | 2,700 SF | \$14 /SF/Yr | | | NNN | Now | | |
| 870-874 | 3,750 SF | \$10 /SF/Yr | | | NNN | Now | | |

Property Description

Join the growing northern El Paso county market in this beautiful building that can serve as retail, warehouse, restaurant, or office space. Villa Toscana, with excellent visibility along Highway 105 between Monument and Palmer Lake, was recently built and offers an attractive and inviting home for a variety of businesses. Choose from 1,250SF to over 3,700SF. Three units are move-in ready and three more units (which are currently combined) are raw space. The finished units have 1 office and restroom. The large center unit, with over 2600SF, is elegantly finished complete with crown molding, a vaulted entrance, and finished break room. Other tenants include a Pilates studio, sewing store and thriving bar.



Space Available 5,158 SF
 Rental Rate Yr \$0.01 /SF/Yr
 Spaces 1
 Building Size 151,287 SF
 Property Sub-type Office Building
 Broker Information Fountain Colony LLC
 Fountain Colony Company
 (719) 389-1234
 Status Active
 LoopNet ID 19501924

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19501924>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|---------------|---------------|----------------|------------|-------------|-------------------------------------------------------------------------------------------|----------|
| 265 | 5,158 SF | \$0.01 /SF/Yr | 5,158 SF | 5,158 SF | | | Corner suiteOn-site fitness center On-site property managementBeautiful Front Range views | Yes |

Property Description

Leadership in Energy & Environmental Design CertifiedLease Rate: Call Broker for detailsTenant Improvement Allowance: Call Broker for details



Space Available 1,994 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 1,994 SF
 Property Sub-type Free Standing Bldg
 Broker Information Sam Zaitz
 Legend Partners
 (720) 529-2888
 Status Active
 LoopNet ID 19410732

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19410732>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1,994 SF | Negotiable | | | | Now | | |

Property Description

- 1,994 SF available for lease in Monument- Close proximity to I-25- Great visibility and access from Baptist Rd- Nearby anchors include King Soopers, Walmart, and Home Depot



Space Available 1,075 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 12,000 SF
 Property Sub-type Retail (Other)
 Broker Information Matt Call
 NavPoint Real Estate Group
 (720) 420-7530
 Status Active
 LoopNet ID 19361834

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19361834>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1,075 SF | Negotiable | 1,075 SF | 1,075 SF | | Now | | |

Property Description

Located in Polaris Pointe, a brand new, regional retail center with tenants including Bass Pro Shop, Colorado Grand Resort, Ace Hardware and many more. Great location and easy access from I-25 and North Gate Blvd. Powers Blvd interchange extension soon to be completed. Just minutes from the U.S. Air Force Academy. Retail space available to fit any user.



Space Available 8,580 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 8,580 SF
 Property Sub-type Retail (Other)
 Broker Information Matt Call
 NavPoint Real Estate Group
 (720) 420-7530
 Status Active
 LoopNet ID 19290187

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19290187>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 8,580 SF | Negotiable | | | | Now | | |

Property Description

Well located turn-key daycare facility with multiple classrooms for infants and toddlers
 Fenced outdoor area with playground equipment
 Ample parking for visitors and employees
 Shared access point with an adjacent King Sooper' s
 Monument signage available
 Area is experiencing substantial residential growth
 Other area retailers include Walgreens, Home Depot, Walmart, Staples, PetSmart, Kohls and many other local, regional and national retailers



Space Available 1,238 - 2,466 SF
 Rental Rate Yr \$26 - 30 /SF/Yr
 Spaces 2
 Gross Leasable Area 16,738 SF
 Property Sub-type Strip Center
 Broker Information James Spittler, Jr., SIOR
 NAI Highland Commercial Group, LLC
 (719) 577-0044
 Status Active
 LoopNet ID 19147895

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19147895>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---|--------------------|--------------------|---------------|----------------|------------|-------------|----------------------------|----------|
| 4 | 2,466 SF | \$26 - \$30 /SF/Yr | | | NNN | | Restaurant space available | |
| 5 | 1,238 SF | \$26 - \$30 /SF/Yr | | | NNN | | | |

Property Description

New Development Retail Space available - including restaurant with patio and restaurant with drive-through.Shell finish.



Space Available 1,700 - 4,000 SF
 Rental Rate Yr \$18.75 /SF/Yr
 Spaces 3
 Building Size 50,000 SF
 Property Sub-type Medical Office
 Broker Information Heidi Matancsi
 The Boldt Company
 (414) 276-4630
 Status Active
 LoopNet ID 18422518

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18422518>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|----------------|---------------|----------------|------------|-------------|-------------------------------------------------------------------------------------------------------|----------|
| Space 1 | 2,500 SF | \$18.75 /SF/Yr | | | NNN | Now | Second floor space overlooking the lobby, great for health related retail or health and beauty retail | |
| Space 2 | 4,000 SF | \$18.75 /SF/Yr | | | NNN | Now | Build to suite space on the second floor of newly built medical pavilion attached to the YMCA | |
| Space 3 | 1,700 SF | \$18.75 /SF/Yr | | | NNN | Now | Build to suite second floor space | |

Property Description

The Tri-Lakes Community Health Village is a collaboration between Penrose-St. Francis Health Services, Community Providers and the YMCA of the Pikes Peak Region. The Health Village focuses on making both primary care and preventative care services accessible to the community. This is a unique opportunity to align your practice with the top healthcare leaders in the community, Penrose-St. Francis and the YMCA. This community driven Health Village will be a medically integrated facility that offers a full range of services to assist in an individuals overall well-being.



Space Available 1,250 SF
 Rental Rate Yr \$13.34 /SF/Yr
 Spaces 1
 Building Size 15,000 SF
 Property Sub-type Office Building
 Broker Information Todd Ogden
 Hoff & Leigh, Inc.
 (303) 351-2217
 Status Active
 LoopNet ID 18926578

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18926578>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|----------------|---------------|----------------|----------------|-------------|-------------|----------|
| 115 | 1,250 SF | \$13.34 /SF/Yr | 1,250 SF | 1,250 SF | Modified Gross | Now | | |

Property Description

We have two 1,250 square foot office condos for sale in the very desirable Beacon Lite Office Condo project in Monument, Colorado. The unique selling point is the attractive owner financing. The asking prices are \$219,500 each. With 10% down (\$21,950) the Seller will carry the purchase loan (\$197,500) at 5.0% over 25 years with a 7 year balloon. The monthly mortgage payment (\$1,155.00) is less than you'd pay for rent! The monthly property taxes are \$375 and the monthly HOA costs are \$115. If you're looking for an office condo opportunity in Monument, this is the best value we know of. Unit 110 is currently leased and being sold as an investment property. Unit 115 is available for SALE or LEASE.



Space Available 1,400 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 10,000 SF
 Property Sub-type Retail (Other)
 Broker Information Helen Cameron
 Cameron Butcher Company
 (719) 535-0500
 Status Active
 LoopNet ID 18789679

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18789679>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1,400 SF | Negotiable | 1,400 SF | 10,000 SF | | Now | | |

Property Description

Proposed retail, restaurant and medical coming soon.



Space Available 4,800 SF
 Rental Rate Yr \$14 - 16 /SF/Yr
 Spaces 1
 Building Size 4,800 SF
 Property Sub-type Office Building
 Broker Information Bob Mikulas

 (719) 650-2531
 Status Active
 LoopNet ID 19886607

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19886607>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|--------------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 4,800 SF | \$14 - \$16 /SF/Yr | | 4,800 SF | NNN | Now | | |

Property Description

Located in Historic downtown Monument this property has 30 private parking spaces and has been used as a medical office facility. The building is a free span building and has recently been upgrade with security and high speed internet connection directly to the building. Building has also had an upgrade of insulation to R-44. Building is located on main street of the downtown area with traffic all day with excellent visibility.



Space Available 1,603 SF
 Rental Rate Yr \$15 - 15.50 /SF/Yr
 Spaces 1
 Building Size 14,542 SF
 Property Sub-type Office Building
 Broker Information Ted Link
 Cascade Commercial Group
 (719) 442-6500 Ext: 100
 Status Active
 LoopNet ID 18313240

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18313240>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----------|--------------------|-----------------------|---------------|----------------|------------|-------------|-------------|----------|
| 2nd Floor | 1,603 SF | \$15 - \$15.50 /SF/Yr | | | NNN | | | |

Property Description

This distinguished, 2-Story, Class A building is located at the corner of Gleneagle Dr. and Baptist Road. It services Gleneagle, Monument and northern Colorado Springs.



Space Available 1,350 - 2,733 SF
 Rental Rate Yr \$22 - 24 /SF/Yr
 Spaces 2
 Gross Leasable Area 130,066 SF
 Property Sub-type Strip Center
 Broker Information John Egan
 NAI Highland Commercial Group, LLC
 (719) 577-0044
 Status Active
 LoopNet ID 17692288

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17692288>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|--------------------|---------------|----------------|------------|-------------|-------------|----------|
| Unit 3 | 2,733 SF | \$22 - \$24 /SF/Yr | | | NNN | | | |
| Unit 13 | 1,350 SF | \$22 /SF/Yr | | | NNN | | | |

Property Description

Prime retail space for lease in Crossroads at Monument in the Tri-Lakes area. Fast growing, high-demand, high-end demographic and income area. Space is extremely limited. Easily accessible to most entrances and exits in and out of Monument, Woodmoor and Palmer Lake. Highway 105 frontage. Liberal county zoning. End cap has hydraulic lift. Incredible frontage and signage to Hwy 105 and I-25. Adjacent 40,842-SF PAD SITE FOR SALE (Lot 3) for \$550,000 - the last pad site in this project.



Space Available 140 - 149 SF
 Rental Rate Yr \$26.17 - 34.29 /SF/Yr
 Spaces 2
 Building Size 5,184 SF
 Property Sub-type Office Building
 Broker Information Caleb David
 CameronButcher Company
 (719) 425-7139
 Status Active
 LoopNet ID 19310350

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19310350>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|----|--------------------|----------------|---------------|----------------|----------------|-------------|-------------|----------|
| 4E | 140 SF | \$34.29 /SF/Yr | | | Modified Gross | Now | | |
| 4W | 149 SF | \$26.17 /SF/Yr | | | Modified Gross | Now | | |

Property Description

Premium office space in the heart of downtown Monument! Newly renovated and ready for immediate move-in, the Lang Investment Building offers an unbeatable location in the center of historic Monument, Colorado. Quiet, affordable, yet ideally positioned around high-traffic local businesses, restaurants, and shopping, the Lang Investment Building affords its tenants a remarkable mix of serenity and professionalism. Visitors are greeted by an enchanting indoor atrium garden oasis to mingle or relax while waiting for appointments. Complimentary coffee service delivers a hospitable and welcoming experience for all. Lang Investment Building delivers everything you need to grow your business. Great care has been taken to renovate and upgrade the building from new paint and floors, to new decorating, trim, and the integration of modern technology. The Lang Investment Building is the ideal location to call home for your business.



Space Available 3,622 SF
 Rental Rate Yr \$19 /SF/Yr
 Spaces 1
 Building Size 25,960 SF
 Property Sub-type Office Building
 Broker Information Lisa Czelatdko

 (719) 228-3609
 Status Active
 LoopNet ID 19837474

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19837474>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|----------------|-------------|-------------|----------|
| Space 1 | 3,622 SF | \$19 /SF/Yr | 3,622 SF | 3,622 SF | Modified Gross | Now | | |

Property Description

BUILDING AMENITIES" Beautiful space with vaulted ceiling, primarily open space design" Large Lobby with receptionist" Open parking" Shared Kitchen" 45 minutes south of Denver" Great views" Fast-growing demographics" Stable tenancy" Office furniture can be included" Conference room(s)



Space Available 1,050 - 1,575 SF
 Rental Rate Yr \$14 /SF/Yr
 Spaces 3
 Gross Leasable Area 27,894 SF
 Property Sub-type Strip Center
 Broker Information Mark Useman
 Cushman & Wakefield
 (719) 634-1500
 Status Active
 LoopNet ID 19410217

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19410217>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Suite 210 | 1,544 SF | \$14 /SF/Yr | | | NNN | | | |
| Suite 205 | 1,575 SF | \$14 /SF/Yr | | | NNN | | | |
| Suite I | 1,050 SF | \$14 /SF/Yr | | | NNN | | | |

Property Description

- Highly-trafficked central business district of Monument- Strong area demographics- Easy access and high visibility from Hwy 105 and I-25- Affordable lease rate- Ample parking



Space Available 1,300 - 3,526 SF
 Rental Rate Yr Negotiable
 Spaces 2
 Building Size 11,000 SF
 Property Sub-type Free Standing Bldg
 Broker Information Daniel Rodriguez
 CBRE, Inc.
 (719) 471-6046
 Status Active
 LoopNet ID 18834610

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18834610>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1,300 SF | Negotiable | | | NNN | Now | | |
| Space 2 | 3,526 SF | Negotiable | | | NNN | Now | | |

Property Description

Space Available 1,300-3,526 SF Multi-Tenant Building. Pre-Leasing Second Multi-Tenant Building. Pad Sites Available for Ground Lease or Built to Suit.



Space Available 0.80 - 2.07 AC
 Rental Rate Yr Negotiable
 Lots 11
 Property Sub-type Retail-Pad (land)
 Broker Information Scott Crosbie
 Crosbie Real Estate Group
 (303) 398-2111
 Status Active
 LoopNet ID 19176238

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19176238>

Lots

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|--------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Lot 1 | 1.20 AC | Negotiable | 1.03 AC | 2.28 AC | | | | |
| Lot 2 | 1 AC | Negotiable | | | | | | |
| Lot 3 | 1.73 AC | Negotiable | | | | | | |
| Lot 4 | 0.80 AC | Negotiable | | | | | | |
| Lot 5 | 1.02 AC | Negotiable | | | | | | |
| Lot 6 | 1.12 AC | Negotiable | | | | | | |
| Lot 7 | 1.69 AC | Negotiable | | | | | | |
| Lot 8 | 1.60 AC | Negotiable | | | | | | |
| Lot 9 | 1.34 AC | Negotiable | | | | | | |
| Lot 10 | 1.28 AC | Negotiable | | | | | | |
| Lot 11 | 2.07 AC | Negotiable | | | | | | |

Property Description

1.03-2.28 Acre Pad Site Available Easy Access from I-25 & lighted Intersection Regional Site with excellent exposure to I-25



Space Available 2,178 - 4,264 SF
 Rental Rate Yr Negotiable
 Spaces 3
 Building Size 53,000 SF
 Property Sub-type Medical Office
 Broker Information Mark O'Donnell
 Newmark Grubb Knight Frank
 (719) 228-0106
 Status Active
 LoopNet ID 19690561

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19690561>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|------------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Fl 2 / Ste | 4,264 SF | Negotiable | 4,264 SF | 7,251 SF | | Now | | |
| Fl 2 / Ste | 2,178 SF | Negotiable | 2,178 SF | 2,178 SF | | Now | | |
| Fl 2 / Ste | 2,987 SF | Negotiable | 2,987 SF | 7,251 SF | | Now | | |

Property Description

Tri-Lakes Health Pavilion is a 53,000 SF, high image off-campus medical/office building. The property has highway visibility and monument signage.



Space Available 800 SF
 Rental Rate Yr \$20.25 - 27 /SF/Yr
 Spaces 1
 Building Size 1,124 SF
 Property Sub-type Office Building
 Broker Information Helen Cameron
 Cameron Butcher Company
 (719) 535-0500
 Status Active
 LoopNet ID 19589119

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19589119>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|-----------------------|---------------|----------------|--------------|-------------|-------------|----------|
| 125 | 800 SF | \$20.25 - \$27 /SF/Yr | 700 SF | 800 SF | Full Service | Now | | |

Property Description

Located just off I-25 and Northgate, this Class A Gleneagle office has beautiful western mountain views and is in close proximity to restaurants and shopping in a thriving part of Colorado Springs. This space is ideal for a tenant looking for smaller north end office space with 4 offices and some shared common area within the suite and lease rate includes internet service and a phone line. There is also access to a common area conference room and kitchen.



Space Available 3,341 - 17,123 SF
 Rental Rate Yr \$16 /SF/Yr
 Spaces 2
 Building Size 145,814 SF
 Property Sub-type Office Building
 Broker Information Greg Phaneuf
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 19076757

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19076757>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| 4th Floor | 3,341 SF | \$16 /SF/Yr | | | NNN | | | |
| 5th Floor | 17,123 SF | \$16 /SF/Yr | | 17,123 SF | NNN | | | |

Property Description

COLORADO SPRINGS' NEWEST & HIGHEST QUALITY OFFICE BUILDING^a Expansive mountain views from three sides of building^a Monument signage and possible building signage available^a In 2009, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council^a Headquarters quality space (over \$70 psf of existing TI's in place)^a Stand-alone (accredited) SCIF (4th floor, 3,341 RSF) in place^a Fully staffed, on-site property management office^a Fitness center on-site^a Adjacent to booming retail growth under development



Space Available 1,400 - 3,960 SF
 Rental Rate Yr \$25 - 28 /SF/Yr
 Spaces 3
 Gross Leasable Area 6,840 SF
 Property Sub-type Neighborhood Center
 Broker Information Mark Useman
 Cushman & Wakefield
 (719) 634-1500
 Status Active
 LoopNet ID 19394273

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19394273>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|--------------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 3 | 3,960 SF | \$25 - \$28 /SF/Yr | | | NNN | Now | | |
| Space 5 | 1,400 SF | \$25 - \$28 /SF/Yr | | | NNN | Now | | |
| Space 6 | 1,480 SF | \$25 - \$28 /SF/Yr | | | NNN | Now | | |

Property Description

Monument's largest retail center Join big box retailers WalMart, Kohl's and Home Depot
 In-line space, build to suit, and vacant land available



Space Available 1,900 SF
 Rental Rate Yr \$29 /SF/Yr
 Spaces 1
 Gross Leasable Area 6,450 SF
 Property Sub-type Strip Center
 Broker Information Olive Real Estate Group, Inc.
 Olive Real Estate Group Inc.
 (719) 598-3000
 Status Active
 LoopNet ID 19539336

Property Notes

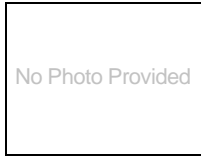
Listing's Link: <http://www.loopnet.com/lid/19539336>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1,900 SF | \$29 /SF/Yr | 1,200 SF | 6,450 SF | NNN | | | |

Property Description

- Now Preleasing- March 2016 Delivery- Common Grease Trap- Join Bass Pro Shop, Jimmy Johns, Boot Barn, Magnum Shooting Center, Costa Vida Fresh Mexican Grill, Orange Leaf, Kneaders, Bourbon Brothers, CB Potts, AT&T, Safe Splash Swim School, Go Cart Park, Chick-Fil-A, Taco Bueno and more.



Space Available 8,132 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 145,694 SF
 Property Sub-type Office Building
 Broker Information Jared May
 CBRE, Inc.
 (719) 471-6050
 Status Active
 LoopNet ID 19526670

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19526670>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 8,132 SF | Negotiable | | | NNN | | | Yes |

Property Description

Sublease space available in Colorado Springs' newest high-end office building featuring a mix of office and cube systems. Amenities include loft ceilings, exceptional mountain views, and workout facility with lockers and showers.



Space Available 1,480 SF
 Rental Rate Yr \$18 /SF/Yr
 Spaces 1
 Gross Leasable Area 16,510 SF
 Property Sub-type Neighborhood Center
 Broker Information Candace Seaton
 Quantum Commercial Group
 (719) 332-0233
 Status Active
 LoopNet ID 19500783

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19500783>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1,480 SF | \$18 /SF/Yr | 1,480 SF | 1,480 SF | NNN | Now | | |

Property Description

Ideally located next to Safeway in the town of Monument, this space has the additional benefit of backing up to I-25 for signage. It is configured with a large reception, four open treatment rooms, and a work area in the back with a washer and dryer, refrigerator and janitor sink. It has two restrooms and is sprinkled. Join in line co-tenants The UPS Store, Great Clips and Comfort Dental.



Space Available 1.30 - 21,150 SF
 Rental Rate Yr Negotiable
 Lots 4
 Property Sub-type Retail-Pad (land)
 Broker Information Mark Useman
 Cushman & Wakefield
 (719) 634-1500
 Status Active
 LoopNet ID 19394368

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19394368>

Lots

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---|--------------------|-------------|---------------|----------------|------------|-------------|------------------------|----------|
| A | 7.92 AC | Negotiable | | | | Now | | |
| B | 1.41 AC | Negotiable | | | | Now | | |
| C | 1.30 AC | Negotiable | | | | Now | | |
| D | 21,150 SF | Negotiable | | | | Now | PROPOSED BUILDING SIZE | |

Property Description

Monument Marketplace built to suit land available



Space Available 13,238 SF
 Rental Rate Yr \$10 - 11 /SF/Yr
 Spaces 1
 Building Size 12,144 SF
 Property Sub-type Free Standing Bldg
 Broker Information Patrick Kerscher
 CBRE, Inc.
 (719) 471-6045
 Status Active
 LoopNet ID 19258747

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19258747>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|--------------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 13,238 SF | \$10 - \$11 /SF/Yr | | | NNN | Now | | Yes |

Property Description

Former Rite Aid - Retail Sublease - located in Monument, Colorado.



Space Available 1,200 - 2,400 SF
 Rental Rate Yr \$24 - 28 /SF/Yr
 Spaces 9
 Gross Leasable Area 20,075 SF
 Property Sub-type Neighborhood Center
 Broker Information Greg Kaufman
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 19247299

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19247299>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------------|--------------------|-------------|---------------|----------------|------------|-------------|---------------|----------|
| Suite 100-106 | 2,400 SF | \$28 /SF/Yr | 2,400 SF | 2,400 SF | NNN | | End-cap Suite | |
| Suite 112 | 1,200 SF | \$24 /SF/Yr | 1,200 SF | 1,200 SF | NNN | | | |
| Suite 118 | 1,200 SF | \$24 /SF/Yr | 1,200 SF | 1,200 SF | NNN | | | |
| Suite 124 | 1,200 SF | \$24 /SF/Yr | 1,200 SF | 1,200 SF | NNN | | | |
| Suite 130 | 1,200 SF | \$24 /SF/Yr | 1,200 SF | 1,200 SF | NNN | | | |
| Suite136 | 1,200 SF | \$24 /SF/Yr | 1,200 SF | 1,200 SF | NNN | | | |
| Suite 142 | 2,235 SF | \$24 /SF/Yr | 2,235 SF | 2,235 SF | NNN | | | |
| Suite 168 | 1,200 SF | \$24 /SF/Yr | 1,200 SF | 1,200 SF | NNN | | | |
| Suite 174-180 | 2,400 SF | \$28 /SF/Yr | 2,400 SF | 2,400 SF | NNN | | End-cap | |

Property Description

Final phase of upscale retail center in Northgate now leasing! -Located of of Voyager Parkway, across the street from Compassion International-Strong tenant mix-Close in proximity to Bass Pro Shops-High traffic area



Space Available 2,000 SF
 Rental Rate Yr \$8.50 /SF/Yr
 Spaces 1
 Building Size 19,150 SF
 Property Sub-type Distribution Warehouse
 Broker Information Laura Lynch
 NAI Highland Commercial Group, LLC
 (719) 577-0044
 Status Active
 LoopNet ID 17692331

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17692331>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|--------|--------------------|---------------|---------------|----------------|------------|-------------|-------------|----------|
| 685F&G | 2,000 SF | \$8.50 /SF/Yr | | | NNN | | | |

Property Description

Palmer Lake Industrial Complex. Two Buildings. (687 County Line Rd is fully leased) 14' clear height; 200 Amp, 220 Volts, 3 phase power, 14' high x 12' wide doors; outside truck height loading dock; 4" reinforced concrete



Space Available 2,277 SF
 Rental Rate Yr \$21 /SF/Yr
 Spaces 1
 Gross Leasable Area 11,875 SF
 Property Sub-type Strip Center
 Broker Information Greg Kaufman
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 19219535

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19219535>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| 1435 | 2,277 SF | \$21 /SF/Yr | | | NNN | | | |

Property Description

Join Rangewood Orthodontics, Jasmine Garden & Back East Grill in this busy neighborhood retail center. Located in a high traffic area in close proximity to residential neighborhoods.



Space Available 1,186 SF
 Rental Rate Yr \$22 /SF/Yr
 Spaces 1
 Gross Leasable Area 10,000 SF
 Property Sub-type Strip Center
 Broker Information Greg Kaufman
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 19218426

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19218426>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| 100 | 1,186 SF | \$22 /SF/Yr | 1,186 SF | 1,186 SF | NNN | | | |

Property Description

" Located on Voyager Parkway, Across the street from Compassion International" Strong tenant mix" Close in proximity to Bass Pro Shops" High Traffic Area



Space Available 3,177 - 15,655 SF
 Rental Rate Yr \$12 - 28 /SF/Yr
 Spaces 6
 Building Size 48,178 SF
 Property Sub-type Free Standing Bldg
 Broker Information John Egan
 NAI Highland Commercial Group, LLC
 (719) 577-0044
 Status Active
 LoopNet ID 19072450

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19072450>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-------|--------------------|-------------|---------------|----------------|------------|-------------|----------------------------------------------------------------------------------------------------------------------|----------|
| Lot 1 | 11,400 SF | \$28 /SF/Yr | | 11,400 SF | NNN | | Multi-tenant/restaurant space available up to 11,400 SF preleasing from \$28.00-\$30.00 PSF, NNN. 79 parking spaces. | |
| Lot 2 | 4,958 SF | \$20 /SF/Yr | | 4,958 SF | NNN | | Gas/convenience store (4,958 SF) now pre-leasing starting at \$20.00 PSF, NNN. 39 parking spaces. | |
| Lot 3 | 4,721 SF | \$20 /SF/Yr | | 4,721 SF | NNN | | Restaurant/fast food free-standing building available - 4,721 SF starting at \$20.00 PSF, NNN. 56 parking spaces. | |
| Lot 4 | 3,177 SF | \$16 /SF/Yr | | 3,177 SF | NNN | | Freestanding retail building available - 3,177 SF - starting at \$16.00 PSF, NNN. 22 parking spaces. | |
| Lot 5 | 15,655 SF | \$12 /SF/Yr | | 15,655 SF | NNN | | 82-150 room hotel building - 15,655 SF available at \$12.00 PSF, NNN. 270 parking spaces. | |
| Lot 6 | 8,267 SF | \$14 /SF/Yr | | 8,267 SF | NNN | | Freestanding restaurant building available - 8,267 SF. 191 parking spaces. | |

Property Description

Six freestanding buildings available (48,178 total SF) for lease: retail, multi-tenant, restaurant, gas/convenience store & hotel
 Explosive growth in this trade area
 Excellent visibility and access to Interquest Parkway
 Over 2 million square feet of Planned Development in this trade area
 Zoned PUD (Planned Unit Development) & HR (High Rise)



Space Available 16,800 SF
 Rental Rate Yr \$24 - 28 /SF/Yr
 Spaces 1
 Gross Leasable Area 16,800 SF
 Property Sub-type Strip Center
 Broker Information Craig Anderson
 NAI Highland Commercial Group, LLC
 (719) 577-0044
 Status Active
 LoopNet ID 19032765

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19032765>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---|--------------------|--------------------|---------------|----------------|------------|-------------|-------------|----------|
| | 16,800 SF | \$24 - \$28 /SF/Yr | 1,200 SF | | NNN | | | |

Property Description

Now Preleasing retail sites for lease. Four access points from Baptist Rd & Struthers Rd. Location serves growing Monument area. Patio & drive through available. Ample parking, good visibility. Strong traffic counts, over 70,000+ vehicles per day.



Space Available 43,678 SF
 Rental Rate Yr \$12 /SF/Yr
 Spaces 1
 Building Size 63,787 SF
 Property Sub-type Office Building
 Broker Information Melissa Ruble
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 18862031

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18862031>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|-------------|---------------|----------------|------------|-------------|---------------------------|----------|
| 100 | 43,678 SF | \$12 /SF/Yr | | | NNN | Now | From \$12.00 per RSF, NNN | |

Property Description

2nd generation office/lab space in the highest quality, single stop building in the market.Loading DockInterquests' newest constructionIdeally suited for service center and R&D tenants.



Space Available 8,285 SF
 Rental Rate Yr \$12.50 /SF/Yr
 Spaces 1
 Building Size 46,974 SF
 Property Sub-type Office Building
 Broker Information Peter Scoville
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 18861880

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18861880>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-----|--------------------|----------------|---------------|----------------|------------|-------------|--------------------------------------|----------|
| 150 | 8,285 SF | \$12.50 /SF/Yr | 3,102 SF | 8,285 SF | NNN | | Lease rates from \$12.50 per RSF NNN | |

Property Description

2nd generation office/lab space in the highest quality, single stop building in the market.Highly efficient office/R&D space.Ideally suited for service center and R&D tenants.Lease rates from \$12.00 per RSF, NNN



Space Available 2,970 SF
 Rental Rate Yr \$22 - 26 /SF/Yr
 Spaces 1
 Gross Leasable Area 9,520 SF
 Property Sub-type Power Center
 Broker Information Greg Kaufman
 Colorado Springs Commercial
 (719) 634-1500
 Status Active
 LoopNet ID 17867169

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17867169>

Spaces

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|--------------------|---------------|----------------|--------------|-------------|-------------|----------|
| Space 1 | 2,970 SF | \$22 - \$26 /SF/Yr | 1,400 SF | 2,970 SF | Modified Net | | | |

Property Description

Now leasing multi-tenant retail pad building at the southwest corner of Leather Chaps Dr and Jackson Creek Pkwy. The center is anchored by Home Depot, Kohl' s and Super Walmart. Junior boxes include Staples and PetSmart; and restaurants include Texas Roadhouse and Chili' s. The site is located in the fastest growing shopping center in Monument and offers excellent visibility and access.



Space Available 1.25 AC
 Rental Rate Yr \$1 /AC/Yr
 Lots 1
 Property Sub-type Retail-Pad (land)
 Broker Information Helen Cameron
 Cameron Butcher Company
 (719) 535-0500
 Status Active
 LoopNet ID 16866903

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16866903>

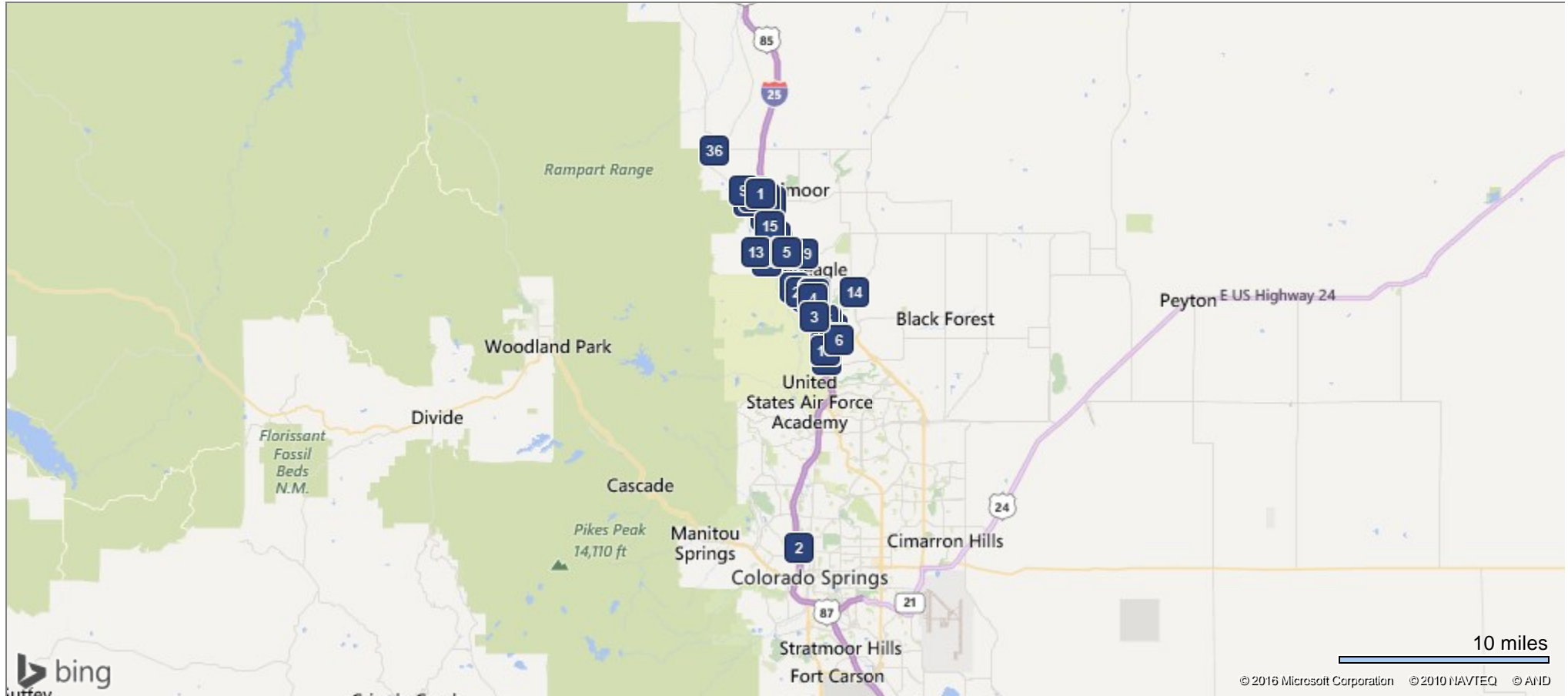
Lots

| # | Total Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 1.25 AC | \$1 /AC/Yr | | | | Now | | |

Property Description

PBC Zoned pad site in the currently underserved market of Northgate.great site for a Convenience store or other retail user. Plan in place fro 7,000 sf building

Map



1 1864 Woodmoor Dr
Monument, CO 80132

2 13271 Bass Pro Drive
Colorado Springs, CO 80921

3 12265, 12295 & 12325 Oracle Blvd.
Colorado Springs, CO 80921

4 13375 Voyager Pkwy
Colorado Springs, CO 80921

5 West Baptist Rd & Jackson Creek Pkwy
Monument, CO 80132

6 1820 Jet Stream Dr
Colorado Springs, CO 80921

7 13570 Northgate Estates Drive
Colorado Springs, CO 80921

8 790 Northgate Blvd
Colorado Springs, CO 80921

9 860-876 Highway 105
Palmer Lake, CO 80133

10 10807 New Allegiance Drive
Colorado Springs, CO 80921

11 West Baptist Rd & Jackson Creek Pkwy
Colorado Springs, CO 80921

12 13465 Voyager
Colorado Springs, CO 80921

13 1150 W Baptist Road
Colorado Springs, CO 80921

14 2670-2730 Northgate Blvd
Colorado Springs, CO 80921

15 17230 Jackson Creek Parkway
Monument, CO 80132

16 430 Beacon Lite Road
Monument, CO 80132

17 11305 Voyager Parkway
Colorado Springs, CO 80921

18 192 Front St.
Monument, CO 80132

19 15455 Gleneagle Dr.
Colorado Springs, CO 80921

20 1777-1793 Lake Woodmoor Dr
Monument, CO 80132

21 236 N Washington Street
Monument, CO 80132

25 NWC North Gate Blvd and Struthers Rd
Colorado Springs, CO 80921

29 16064 Jackson Creek Pkwy.
Monument, CO 80132

33 0 Jackson Creek Pkwy.
Monument, CO 80132

37 1445 Cipriani Loop
Monument, CO 80132

41 9925 Federal Drive
Colorado Springs, CO 80919

22 14960 Woodcarver Road
Colorado Springs, CO 80921

26 17230 Jackson Creek Pky
Monument, CO 80132

30 162 Tracker Dr
Colorado Springs, CO 80921

34 655 Highway 105
Monument, CO 80132

38 12229 Voyager Parkway
Colorado Springs, CO 80921

42 9960 Federal Drive
Colorado Springs, CO 80921

23 481 W. Hwy 105
Monument, CO 80132

27 13710 Struthers Road
Colorado Springs, CO 80921

31 10807 New Allegiance Drive
Colorado Springs, CO 80921

35 12245 Voyager Parkway
Colorado Springs, CO 80921

39 10937 & 10859-10885 New Allegiance Dr
Colorado Springs, CO 80921

43 15746 Jackson Creek Parkway
Monument, CO 80132

24 2000 Interquest Parkway
Colorado Springs, CO 80921

28 10807 New Allegiance Drive
Colorado Springs, CO 80919

32 578 W. Highway 105
Monument, CO 80132

36 685 & 687 County Line Road
Palmer Lake, CO 80133

40 825 & 845 W Baptist Rd
Monument, CO 80132

44 11590 Ridgeline Drive
Colorado Springs, CO 80921
