






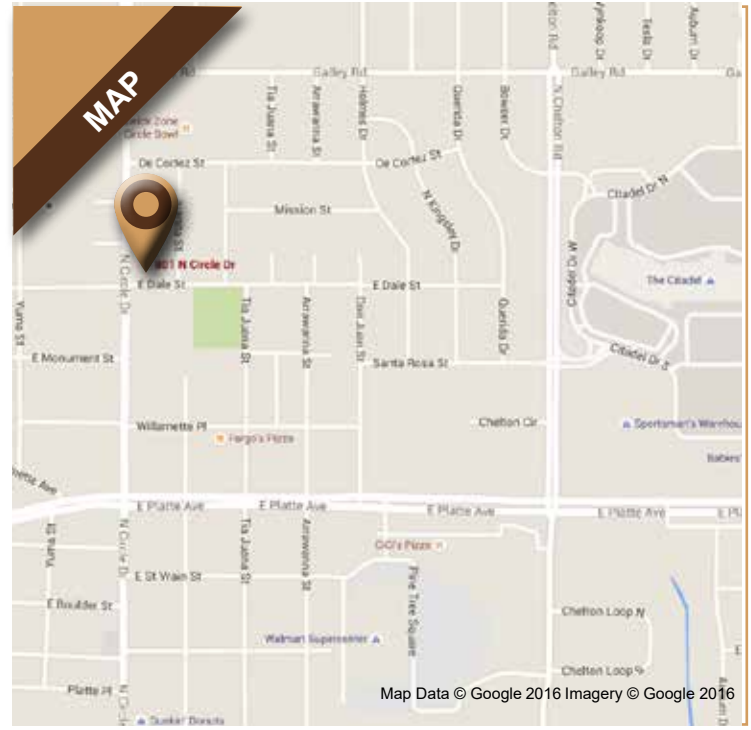


FOR SALE/LEASE

801 N. Circle Drive, Colorado Springs, CO 80909



Property Specifications

	Location: 801 N. Circle Drive Colorado Springs, CO 80909
	Lot Size: 2.59 Acres
	Building Size: +/- 40,000 SF
	Sale Price: \$2,500,000 Lease Rate: \$5.50, NNN
	Parking: +/- 226 (170 onsite & 56 at CSU)





John Rodgers

SIOR • CCIM • President

 john.rodgers@peakcp.net
 719.227.9987

Michael Stuard

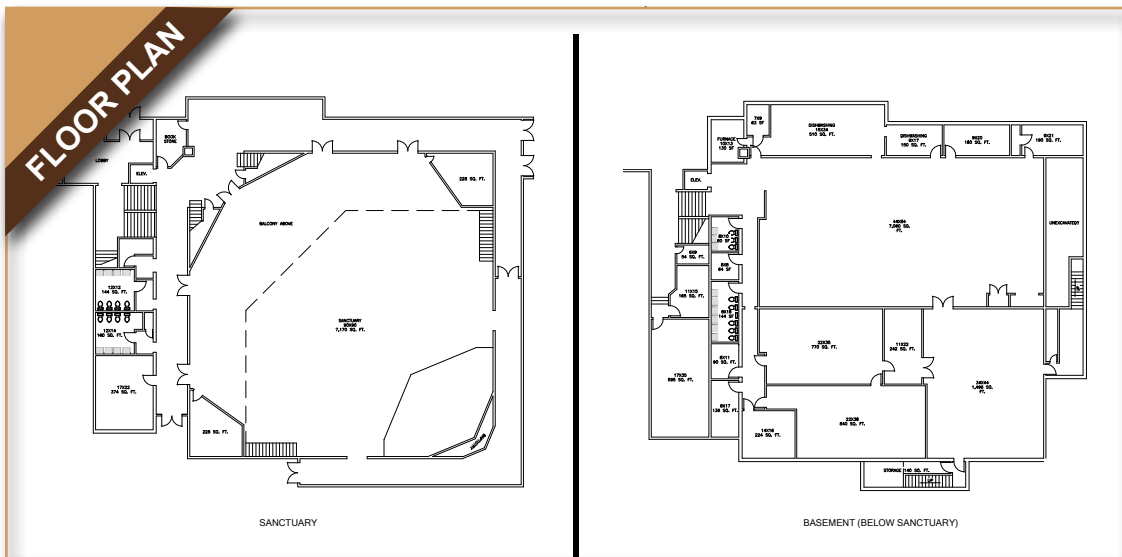
Commerical Broker

 Mike@RE4Business.com
 719.338.9566



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*Additional floor plans available on request

* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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