






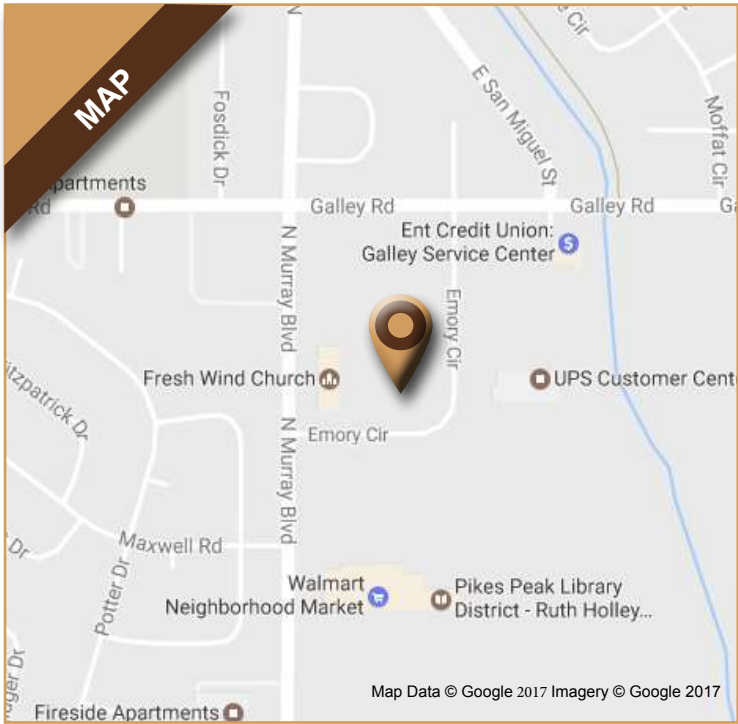




**FOR SALE / LEASE** 834 Emory Circle, Colorado Springs, CO 80915

Property Specifications	
	<b>Location:</b> 834 Emory Circle, Colorado Springs, CO, 80915
	<b>Building Size:</b> 22,119 SF <b>Lot Size:</b> 1.98 Acres <b>Space Available:</b> +/- 10,000 SF - 22,119
	<b>Sale Price:</b> \$1,300,000/ \$59 PSF <b>Lease Rate:</b> \$5.50 - \$6.50 NNN
	<b>Zoning:</b> C5 AO
	<b>Loading:</b> Drive-in Doors
	<b>Power:</b> 800 amps/120/208 volts
	<b>Other:</b> 100% HVAC and new roof



**John Rodgers**  
 SIOR • CCIM • President

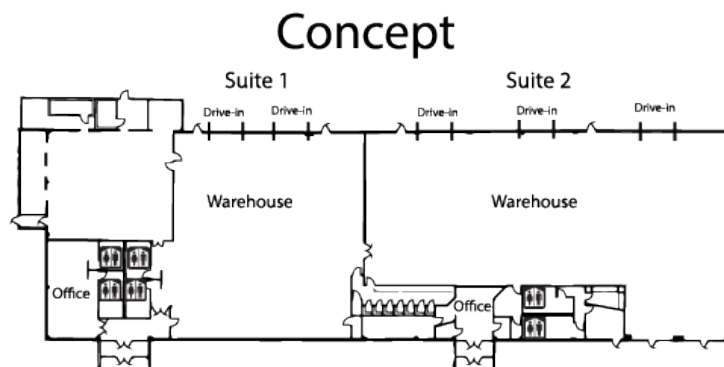
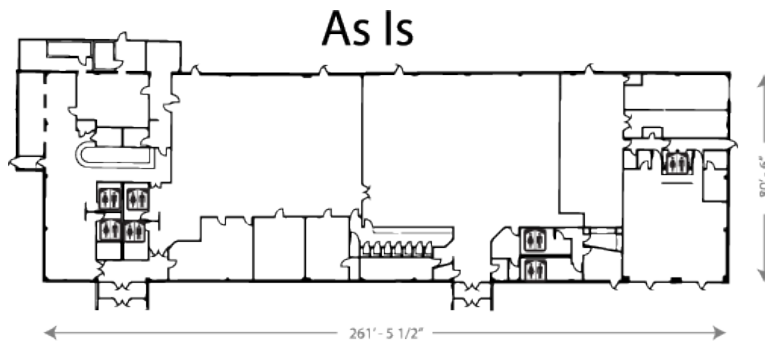
✉ john.rodgers@peakcp.net  
 ☎ 719.227.9987

**FOR SALE / LEASE**

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**FLOOR PLAN**



\* 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.



Peak Commercial Properties

2727 N. Cascade Avenue, Suite 127, Colorado Springs, CO 80907

719.227.9987

877.533.9987

www.peakcp.net

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