



**3204 N Academy Blvd**  
**Colorado Springs, CO 80917**

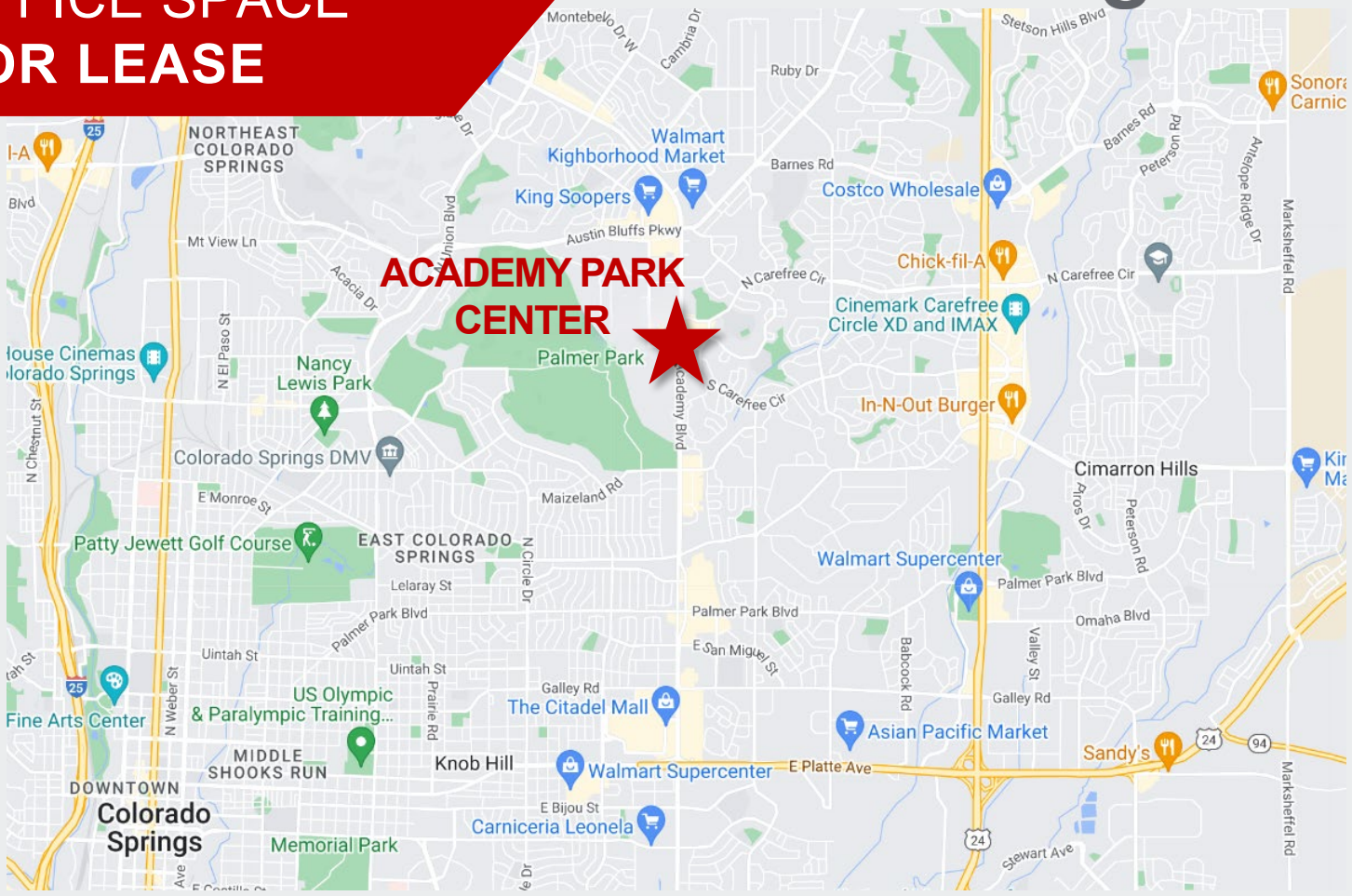
### Property Features

- Highly Visible Professional Office Building Located at the Intersection of N Academy and Parkmoor Village Drive
- Tenancy Includes a Blend of Medical and Professional Businesses
- Great Access to Shopping and Restaurants
- Secured Underground Parking Available
- Signalized Intersection
- Suite 210 is Currently Built Out as a Dental Office
- PBC CU Zoning

### Property Specifications

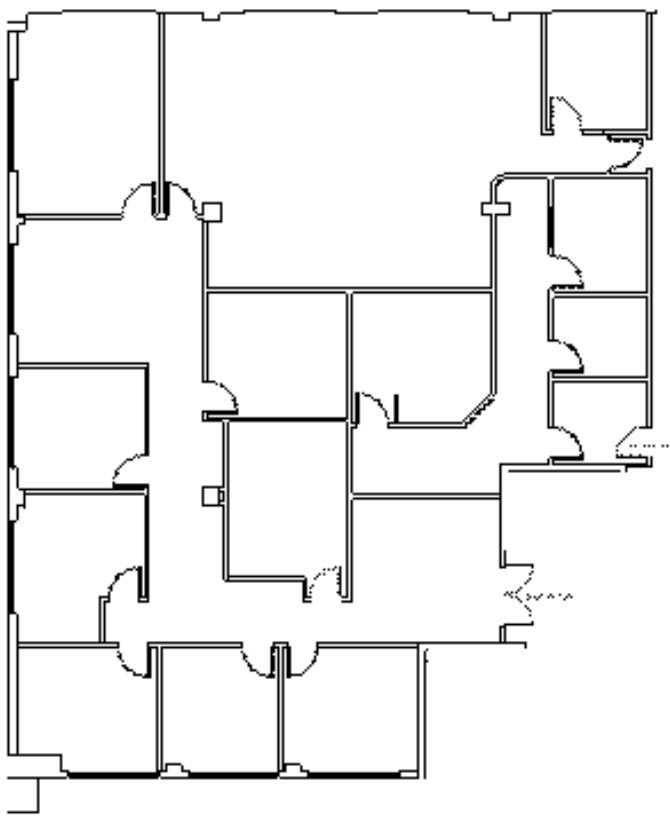
AVAILABLE:	<b>Suite 100: ± 5,323 SF</b> <b>Suite 210: ± 1,633 SF</b> <b>Suite 230: ± 1,698 SF</b>
BUILDING SIZE:	<b>± 31,476 SF</b>
BASE RATE:	<b>\$12.00 PSF, NNN</b>
EXPENSES	<b>\$10.34 PSF (2023 est.)</b>
PARKING:	<b>TBD</b>

# ACADEMY PARK CENTER OFFICE SPACE FOR LEASE



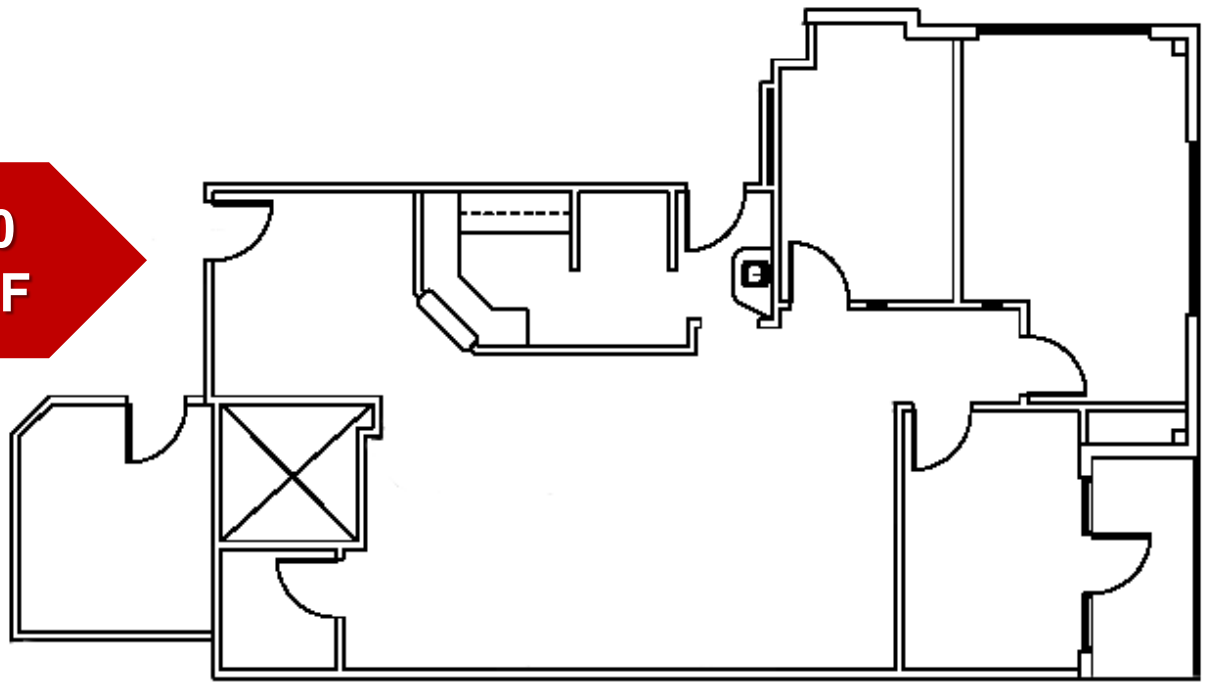
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10/02/2023

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**SUITE 100 ± 5,323 SF**

**SUITE 230  
± 1,698 SF**



# ACADEMY PARK CENTER OFFICE SPACE FOR LEASE

# NAI Highland

