



825 Citadel Drive
Colorado Springs, CO 80919

Building Features

- Located at Academy Blvd & Galley Rd
- Strong Visibility and Access from Academy Boulevard
- Main Entrance to Citadel Mall
- Designated Opportunity Zone
- Newly Remodeled Entrance
- Long-Term Corporate Lease with FedEx
- Close Proximity to Retailers and Restaurants
- Zoned PBC

Property Specifications

	1st Floor: ± 1,822 RSF
AVAILABLE:	2nd Floor: Suite 200: ± 3,118 RSF Suite 275: ± 1,885 RSF Up to 5,003 RSF Contiguous
BUILDING SIZE:	± 14,310 RSF
LEASE RATE:	\$12.00-\$15.00 PSF, NNN
EXPENSES	\$8.88 PSF (2023 est.)
PARKING:	5.00/1,000 SF

Great Building Signage and Monument Opportunities

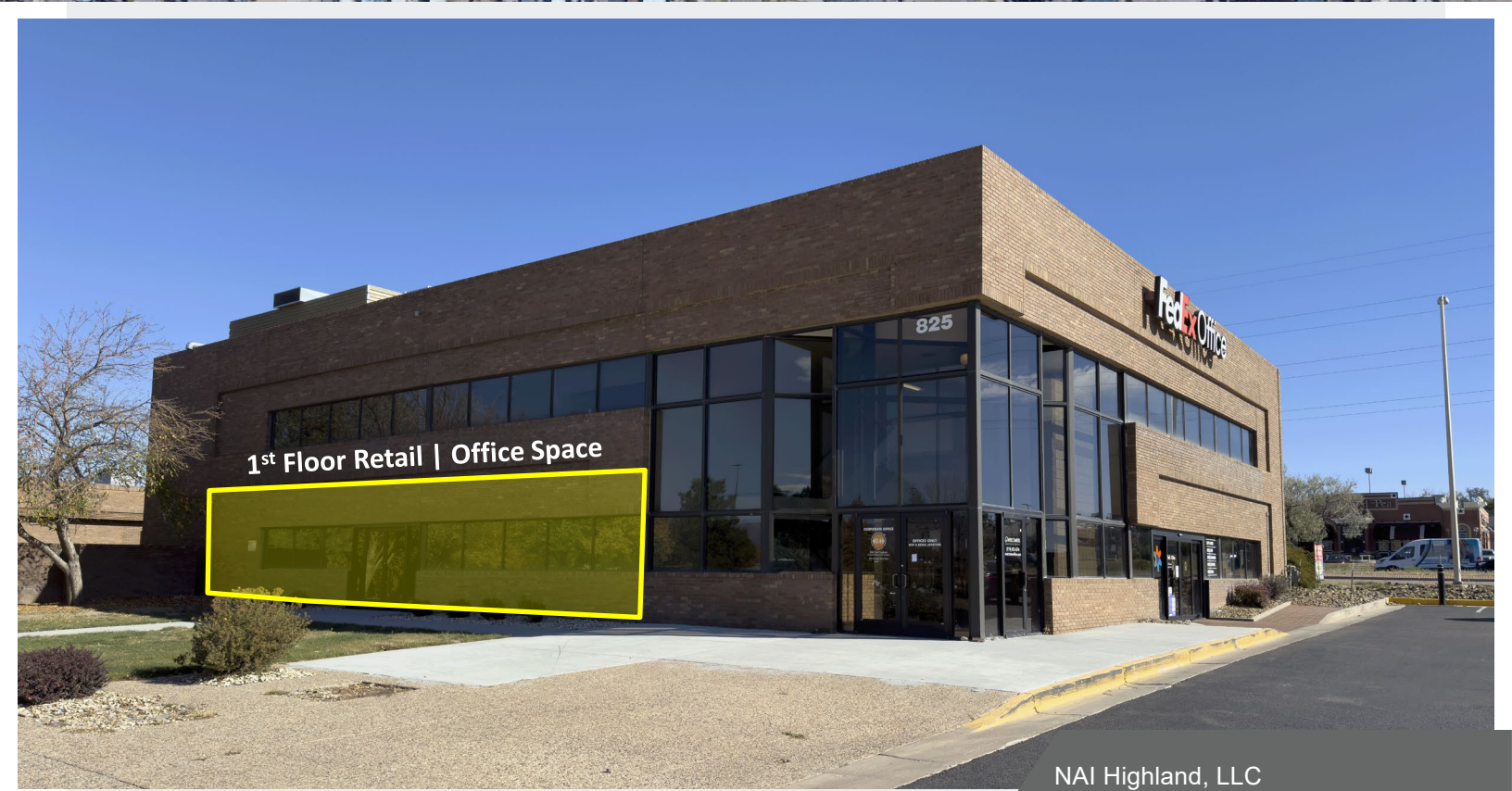
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OFFICE | RETAIL SPACE FOR LEASE

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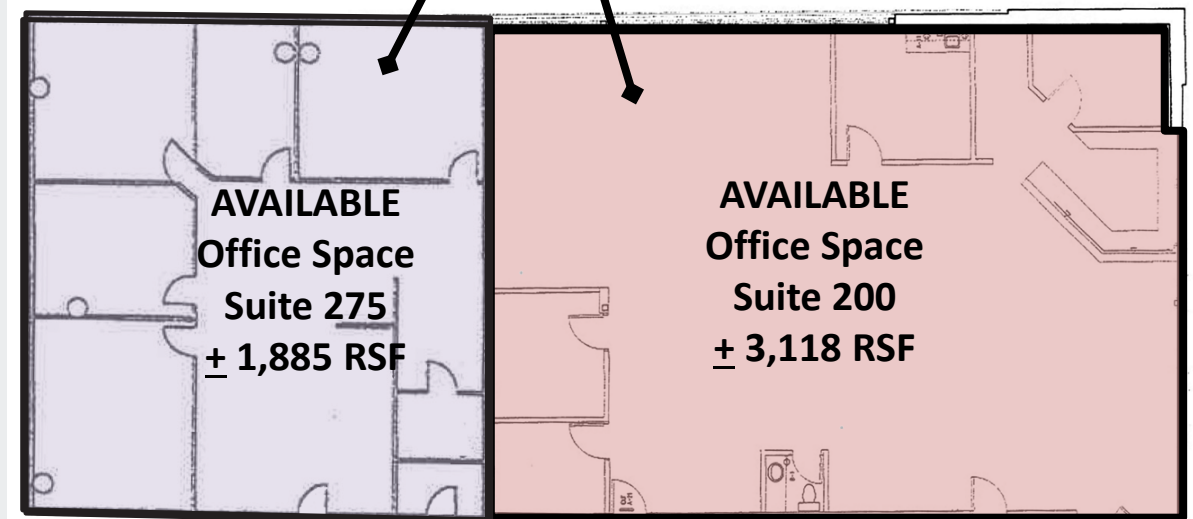
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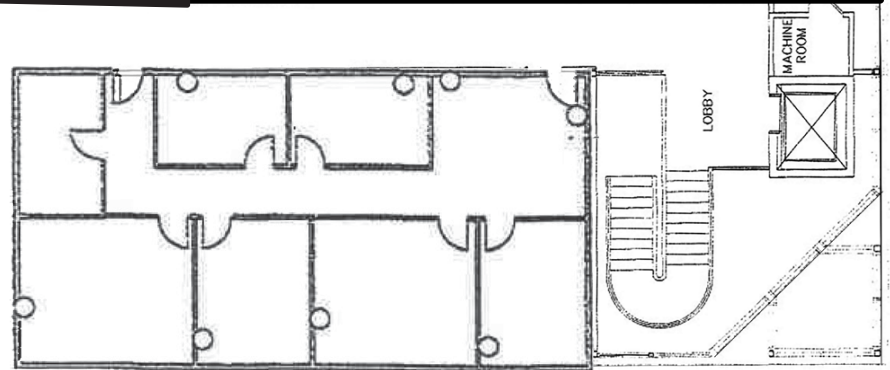


1st Floor

Up to 5,003 SF Contiguous



2nd Floor



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