

# OFFICE SPACE FOR LEASE

## COTTONWOOD SQUARE

6455 N. UNION BOULEVARD, COLORADO SPRINGS, CO 80918



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Demographics			
	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Est. Population	16,408	110,521	245,122
<b>Households</b>			
2019 Est. HHs	6,555	43,223	96,712
2019 Est. Avg. HH Income	\$86,989	\$96,645	\$96,453
Drive Times			
	5 Min	10 Min	15 Min
<b>Population</b>			
2019 Est. Population	36,498	138,912	307,654
<b>Households</b>			
2019 Est. HHs	14,832	55,241	123,696
2019 Est. Avg. HH Income	\$89,847	\$95,304	\$90,771
<b>Traffic Counts</b>			
N Union Blvd @ E Woodman Rd	31,243	ADT 2015	
Dublin Blvd @ Montarbor Dr	14,826	ADT 2014	

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.



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### PROPERTY DETAILS

#### Space Available:

- 1st Floor:
  - Suite 100: 3,687 SF
- 2nd Floor:
  - Suite 200: 2,651 SF

**Lease Rate:** \$13.00 NNN

**NNN Expenses:** \$6.03/SF

**Total Building:** 22,083 SF

**Site Size:** 5.035 Acres

**Zoning:** PBC

**Year Built:** 1984

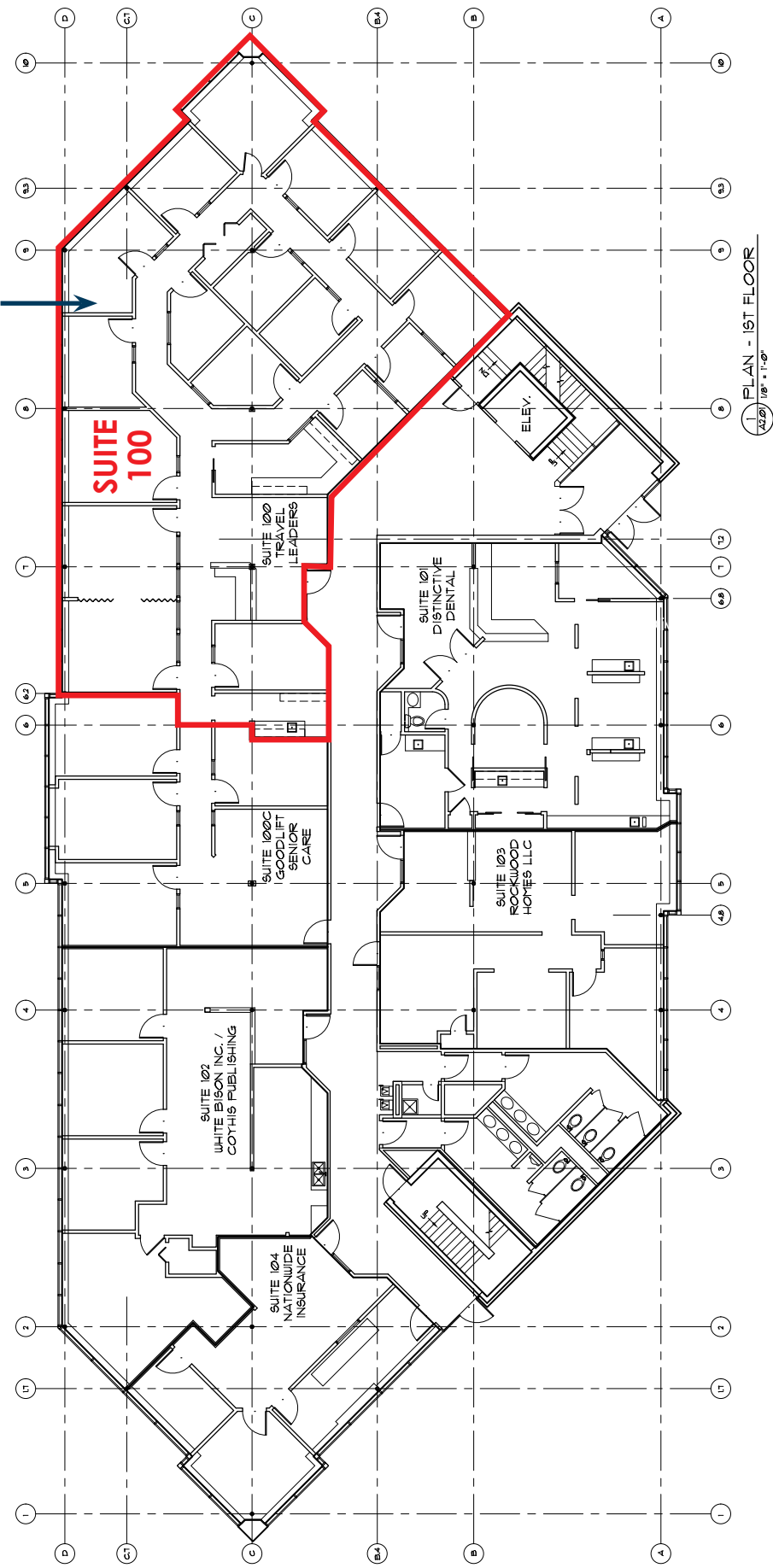
- **Strong parking ratio**



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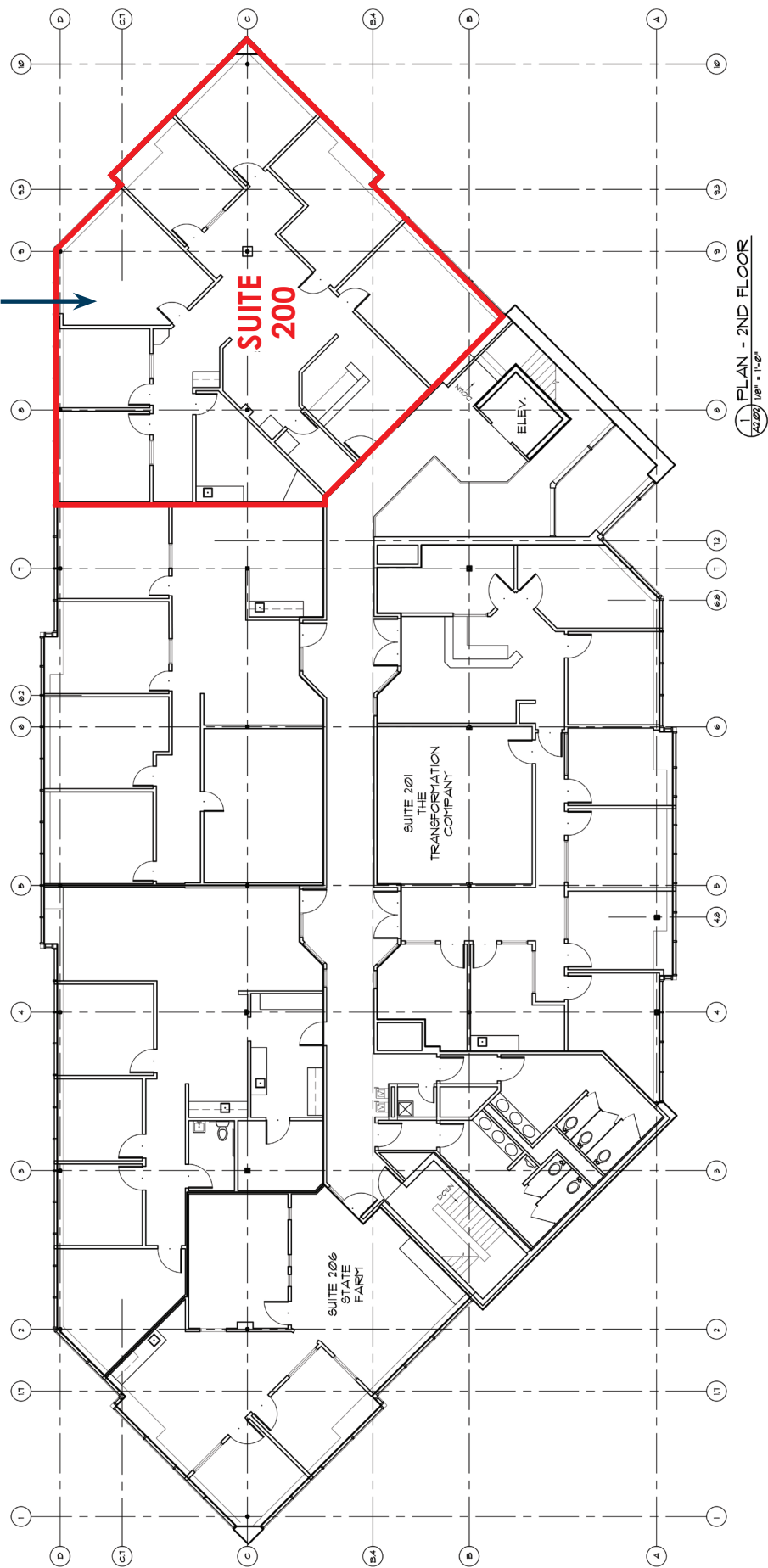
3,687 RSF



PLAN - 1ST FLOOR  
1/8" = 1'-0"

# FIRST FLOOR

2,651 RSF



PLAN - 2ND FLOOR  
1/8" = 1'-0"

# SECOND FLOOR