

# ACADEMY POINT SERVICE CENTER



**OFFICE/WAREHOUSE/  
RETAIL FOR LEASE**  
**\$8.00 - \$10.00 PSF, NNN**

**1050 S ACADEMY BLVD  
COLORADO SPRINGS, CO**

- **Low load factor**
- **Direct access to suite**
- **Easy access to I-25 via Hwy 24 Bypass**
- **Close proximity to Colorado Springs Airport & Peterson AFB , Schriever AFB & Fort Carson**
- **Close to restaurants & retail**
- **Flexible uses include: office/flex, warehouse/distribution, retail/showroom, R&D, schools & non-profits**
- **Excellent visibility & prominent identification**

<b>AVAILABLE</b>	<b>2,846 – 25,507 SF</b>
<b>ZONING</b>	<b>PBC (<i>Planned Business Center</i>)</b>
<b>DOORS</b>	<b>Dock, Drive-in, Van-high</b>
<b>PARKING</b>	<b>3.37/1,000 RSF</b>
<b>LEASE RATE</b>	<b>\$8.00–\$10.00 NNN</b>
<b>NNN EST</b>	<b>\$4.08 (2020)</b>

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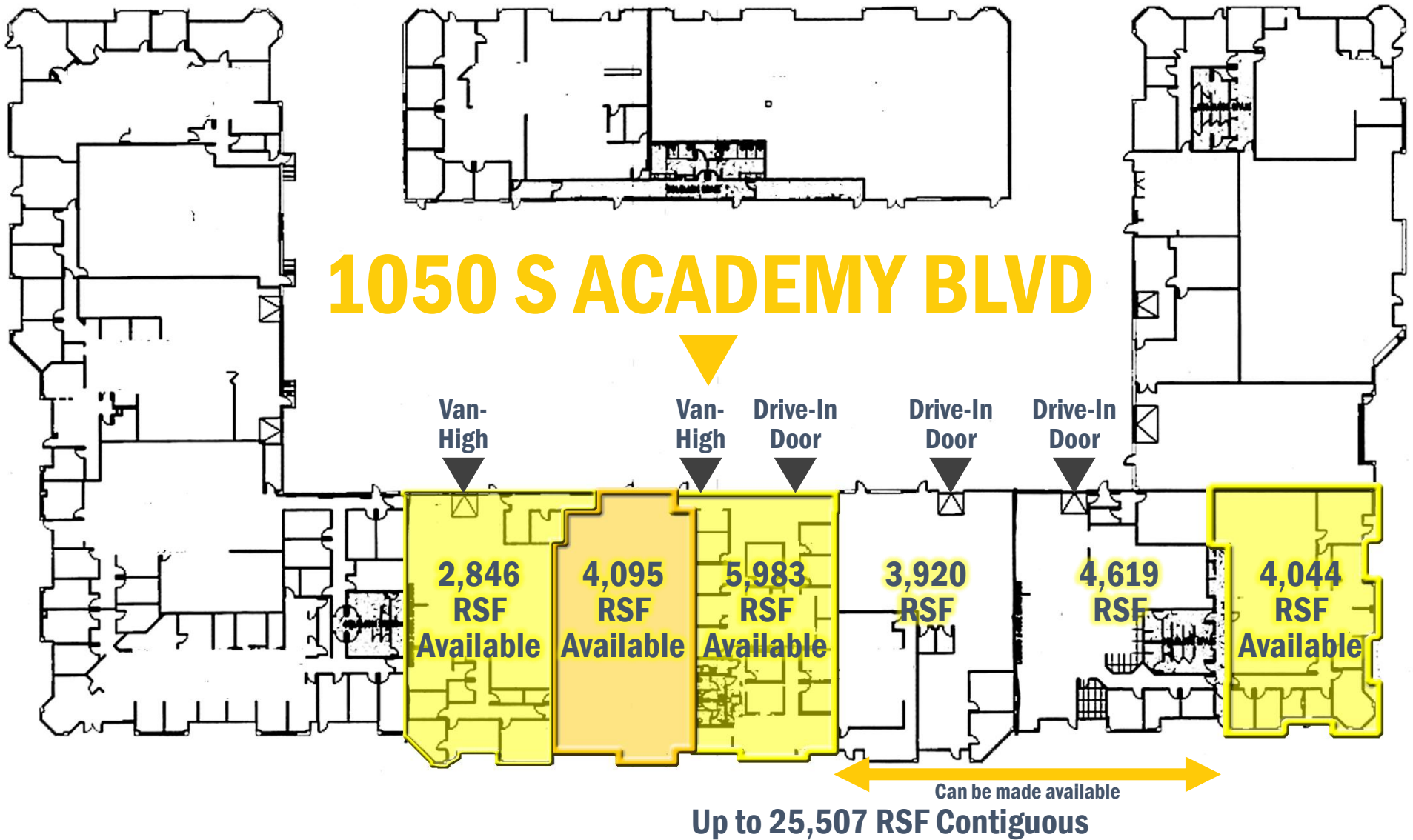
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# 1050 S ACADEMY BLVD



## QUANTUM COMMERCIAL GROUP, INC COMMERCIAL REAL ESTATE SOLUTIONS

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