



# FOR LEASE OR SALE



104 Pro Rodeo Drive  
Colorado Springs, CO 80919

***Class B Medical Office Building Located  
in the Colorado Springs Tech Center***

**Year Built:**

**1979**

**Building:**

**8,000 SF**

**Purchase Price**

**\$1,600,000**

**Available Space:**

**5,000 SF**

**Lease Rate:**

**\$15-16/Sq. Ft., NNN**

**NNN Expense:**

**\$8.00/Sq. Ft.**

**Lease Term:**

**3-10 Years**

**Parking:**

**4.5 spaces per  
1,000 Sq. Ft.**

**Signage:**

**Building Signage**



**Features**

- Located off Rockrimmon Drive and I-25
- Great access to the interstate
- Building monument signage
- Brand new 2,000 square foot, 10-year lease with Synergy Manual Physical Therapy

**Ted T. Link / David H. Schroeder II**

**Cascade Commercial Group  
625 North Cascade Avenue #120  
Colorado Springs, CO 80903**

**Office: 719-442-6500**

**Fax: 719-442-6509**

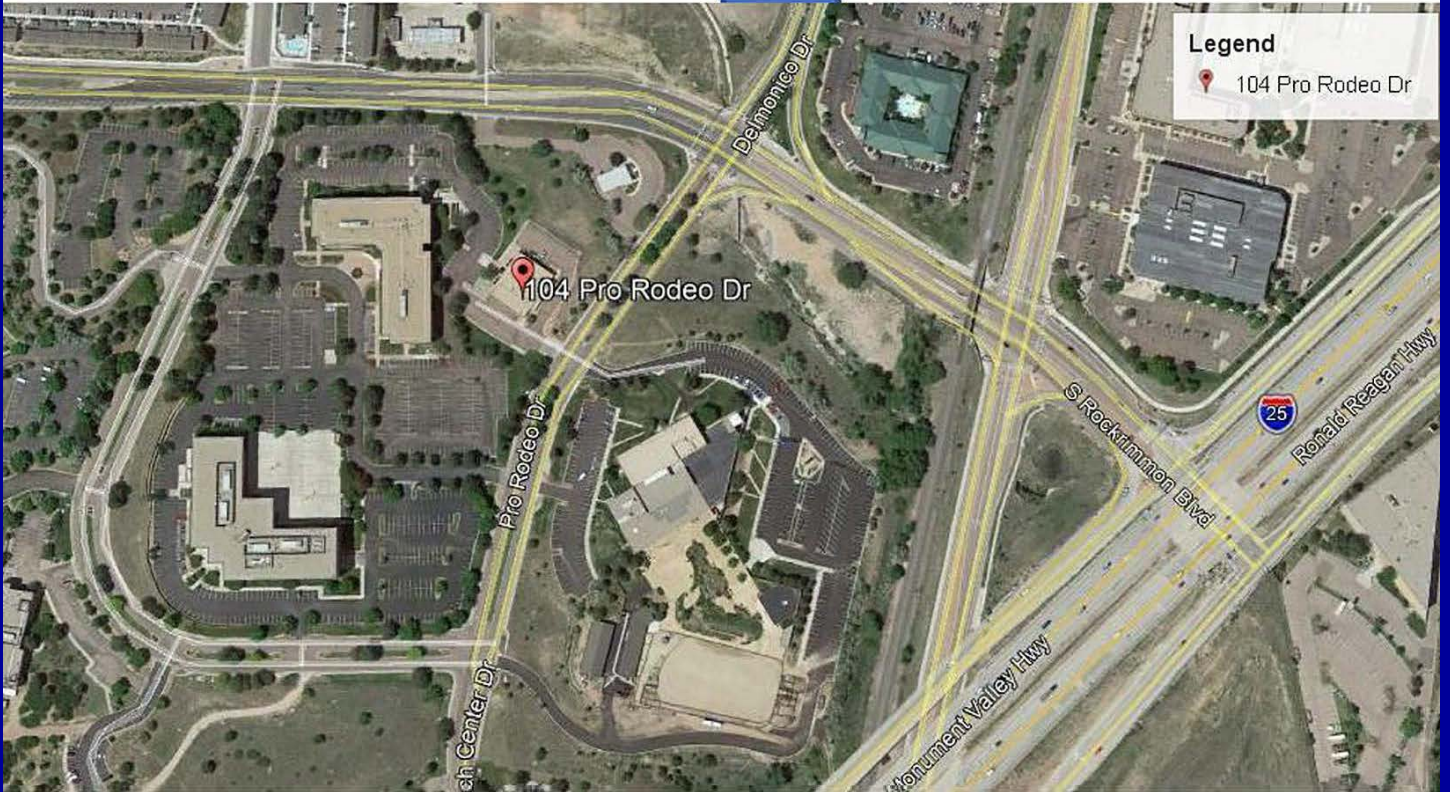
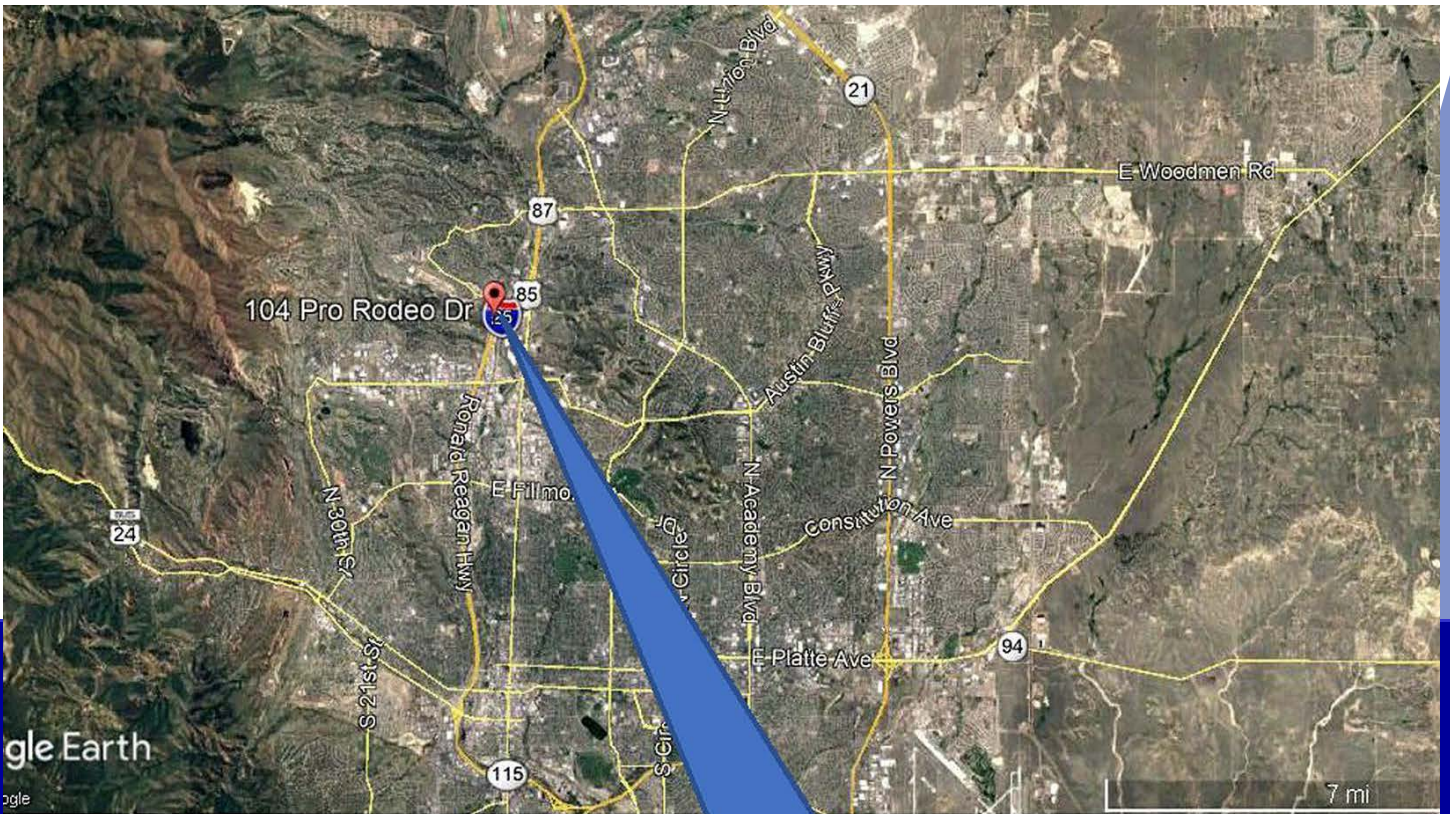
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*The information contained herein was obtained from sources believed reliable, however, Cascade Commercial Group does not guarantee its accuracy. Prospective purchasers should confirm all data to their own satisfaction.*



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