

OFFICE / MEDICAL SPACE FOR LEASE

25 N Spruce Street, Colorado Springs, CO 80903



HIGHLY VISIBLE AND MODERN, GORGEOUS OFFICE SPACE FOR LEASE

Don't miss out to operate your business in one of Colorado Springs' most modern and visible office buildings!

25 Spruce is ready for occupancy. Located just west of Downtown Colorado Springs and along the I-25 Corridor, 25 Spruce Street has been fully remodeled offering a modern, inviting, and professional work environment. The building is seconds from I-25 and is in the heart of the up and coming Downtown West Neighborhood.

The building offers 6 large, private Executive offices with additional amenities.

Building Features:

- Extremely high visibility on I-25 (some suites include exterior signage)
- All new finishes interior and out
- Modern finishes including all new glass
- New, airy entrance way
- New elevator suitable for any medical user
- Abundant, free parking
- Easy Access to I-25
- Mountain Views and City Views

Suite:	Space Available:	Lease Rate:
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101	3,100 RSF	Ask Broker
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210	1,716 RSF	Ask Broker
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300 - 306	400 RSF	Ask Broker
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Lease rate negotiable and NNN estimated at \$6 PSF.

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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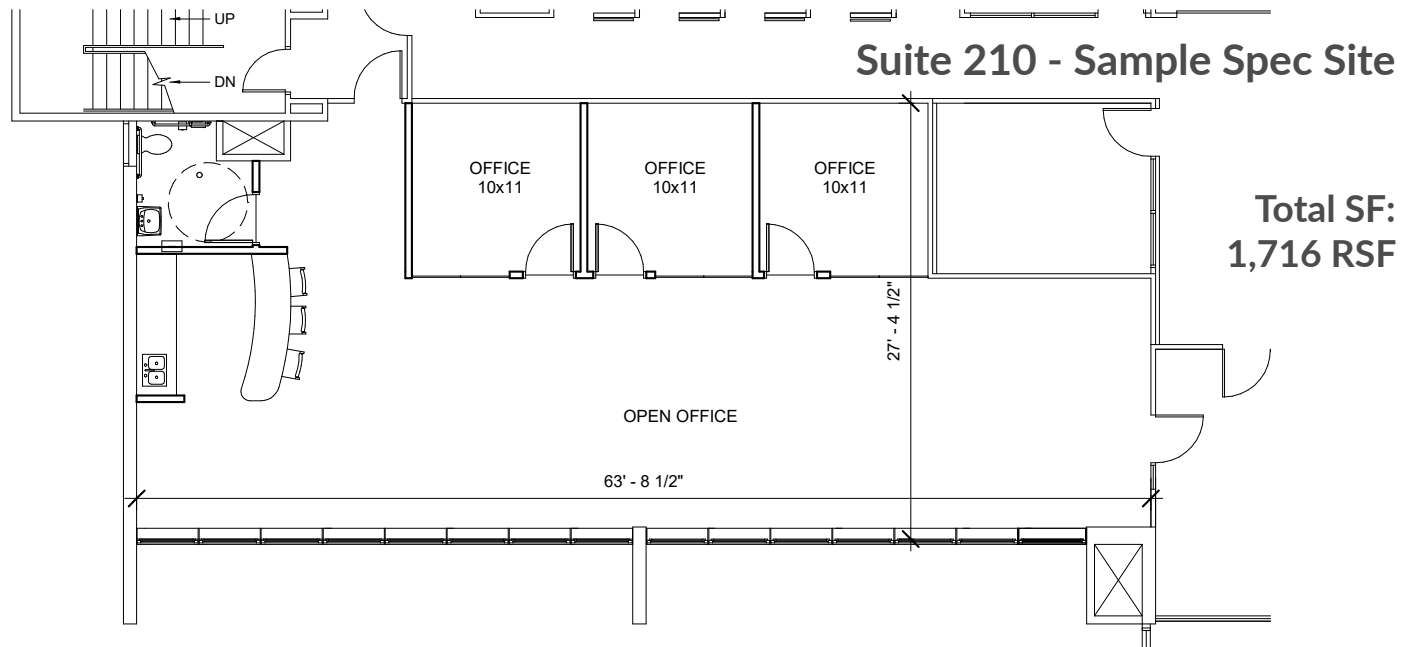
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