



# OFFICE SPACE FOR LEASE

5527 N Union Boulevard, Colorado Springs, CO 80918



## OVERVIEW

This quiet clean office building is centrally located with easy access to the highway. The owners have recently renovated the building and the suite is move-in ready. Suite 101 has two nicely-sized offices, a reception / waiting area, coffee bar with sink, and storage. Suite 203 has four offices, reception / waiting room and water in-suite. The suite has plenty of sunlight and a common area conference room is available to use.

Please call for more information and to schedule a private showing.

## HIGHLIGHTS

- Quiet and Clean
- Easy Access to Highway
- Recently Renovated

Suite:	Space Available:	Lease Rate:
101	589 SF	\$815 / Month (Gross)
203	968 SF	\$1,200 / Month (Gross)



**Lease Rate:**  
\$815 - \$1,200  
/ Month (Gross)



**Space Available:**  
589 - 968 SF



**Building Size:**  
7,570 SF



**Lot Size:**  
0.3 Acres



**Zoning:**  
OR

## 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.

**Steve Leigh**

O: 719.630.2277

C: 719.338.4470

steve@hoffleigh.com

**Guy Cox**

O: 719.630.2277

C: 719.357.7494

gcox@hoffleigh.com



# OFFICE SPACE FOR LEASE

5527 N Union Boulevard, Colorado Springs, CO 80918



## 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.

**Steve Leigh**

O: 719.630.2277

C: 719.338.4470

steve@hoffleigh.com

**Guy Cox**

O: 719.630.2277

C: 719.357.7494

gcox@hoffleigh.com

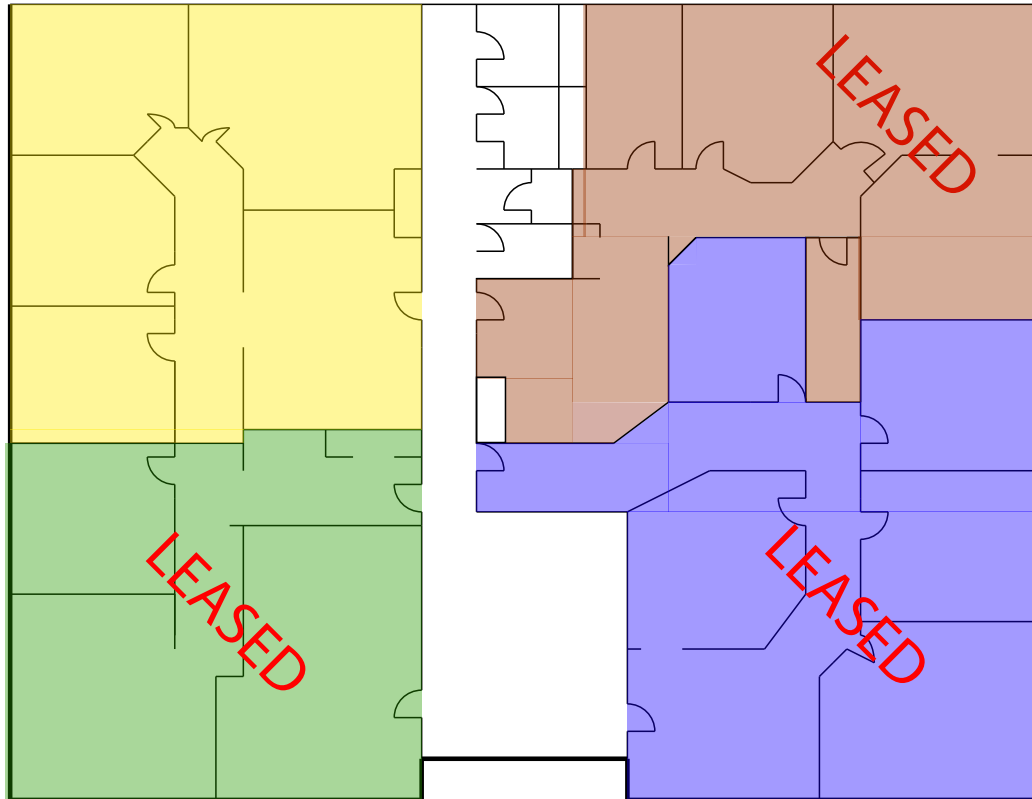


# OFFICE SPACE FOR LEASE

5527 N Union Boulevard, Colorado Springs, CO 80918

SUITE 203  
968 RSF

SUITE 201  
810 RSF



SUITE 202  
894 RSF

SUITE 200  
1,142 RSF

## 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.

**Steve Leigh**

O: 719.630.2277

C: 719.338.4470

steve@hoffleigh.com

**Guy Cox**

O: 719.630.2277

C: 719.357.7494

gcox@hoffleigh.com



# OFFICE SPACE FOR LEASE

5527 N Union Boulevard, Colorado Springs, CO 80918

5527 N Union Blvd, Colorado Springs, Colorado, 80918

## DEMOGRAPHICS



114,263  
Population



37.1  
Median Age



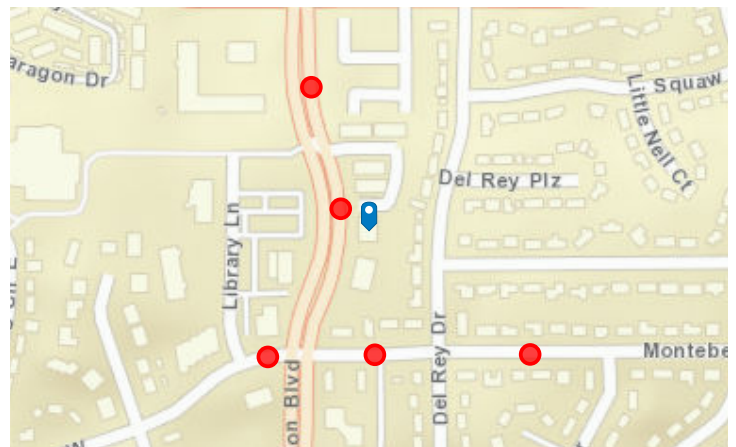
2.4  
Average  
Household Size



\$66,488  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Montebello Dr W	27,165	0.0
N Union Blvd	3,918	0.1
Vickers Dr	30,883	0.1
N Union Blvd	4,660	0.1
el Capitan Dr	2,219	0.1



### 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.

### Steve Leigh

O: 719.630.2277

C: 719.338.4470

steve@hoffleigh.com

### Guy Cox

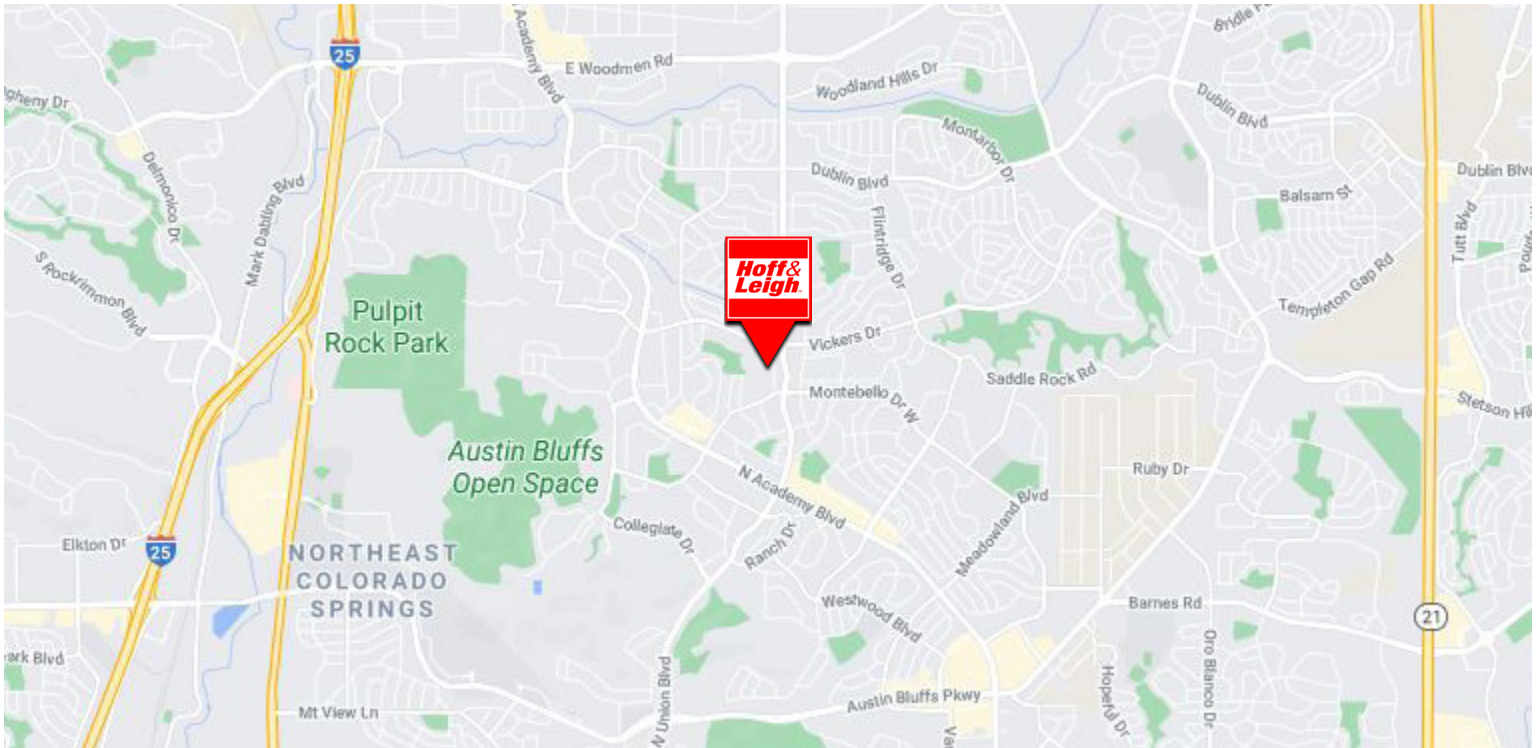
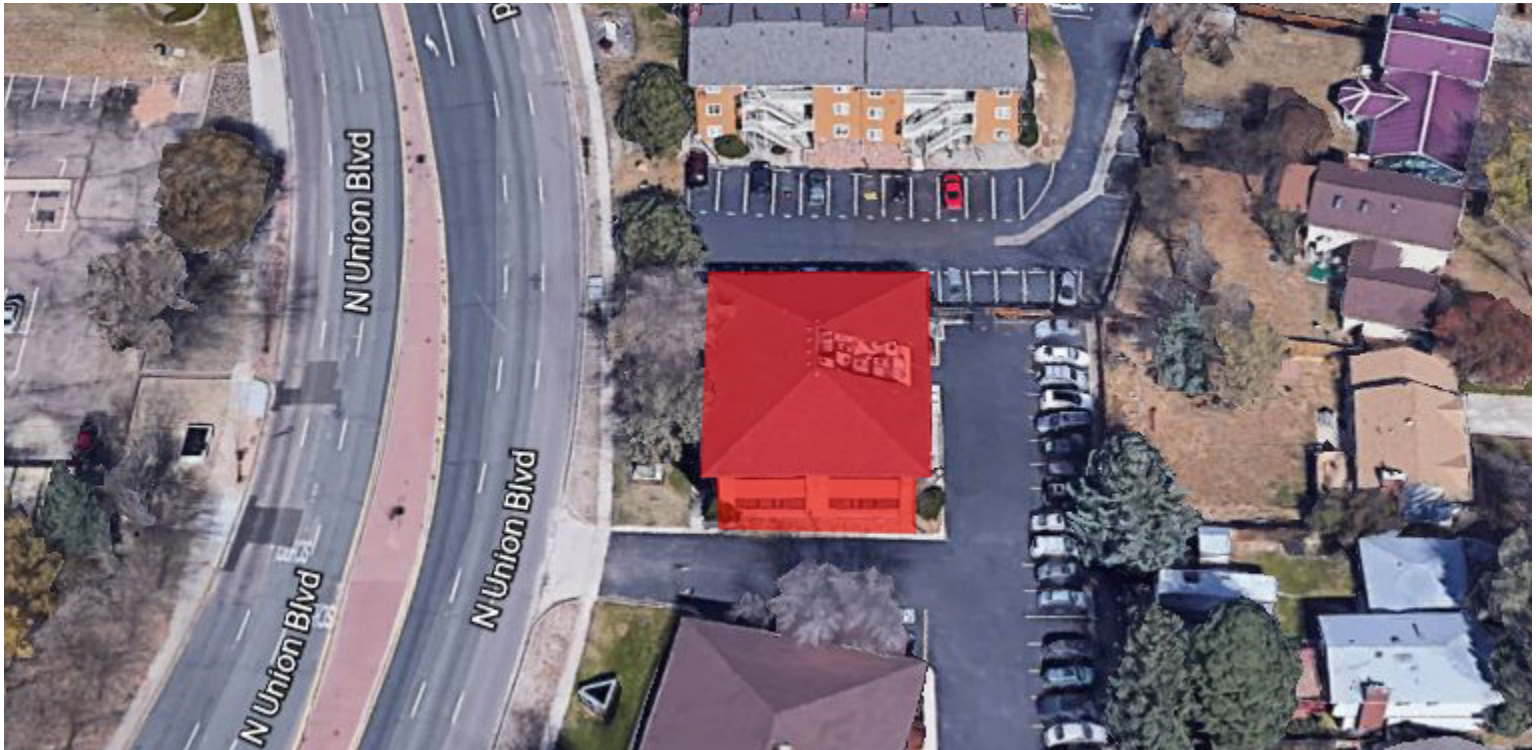
O: 719.630.2277

C: 719.357.7494

gcox@hoffleigh.com

# OFFICE SPACE FOR LEASE

5527 N Union Boulevard, Colorado Springs, CO 80918



## 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.

**Steve Leigh**

O: 719.630.2277

C: 719.338.4470

steve@hoffleigh.com

**Guy Cox**

O: 719.630.2277

C: 719.357.7494

gcox@hoffleigh.com