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# Office Space For Lease

Air Academy FCU  
9810 North Union Blvd  
Colorado Springs, Colorado



#### DESCRIPTION:

Newly constructed Class A office building located at Powers and Union Blvd.

#### FEATURES:

- Entire top floor available for lease
- Phenomenal views of Pikes Peak and Air Force Academy
- New construction

#### AVAILABILITY:

4,000—8,777 sf on 4th floor

**LEASE RATES:** \$17.50/sf NNN

**EXPENSES ESTIMATED AT:** \$9.00/sf

#### TENANT FINISH:

Negotiable allowance from shell condition

**PARKING:** 5 spaces/1,000 sf

#### CONTACT:

**Bob Nolette**

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105 E. Moreno Ave., Second Floor, Colorado Springs, CO 80903, 719-520-9500 Fax 719-520-1043

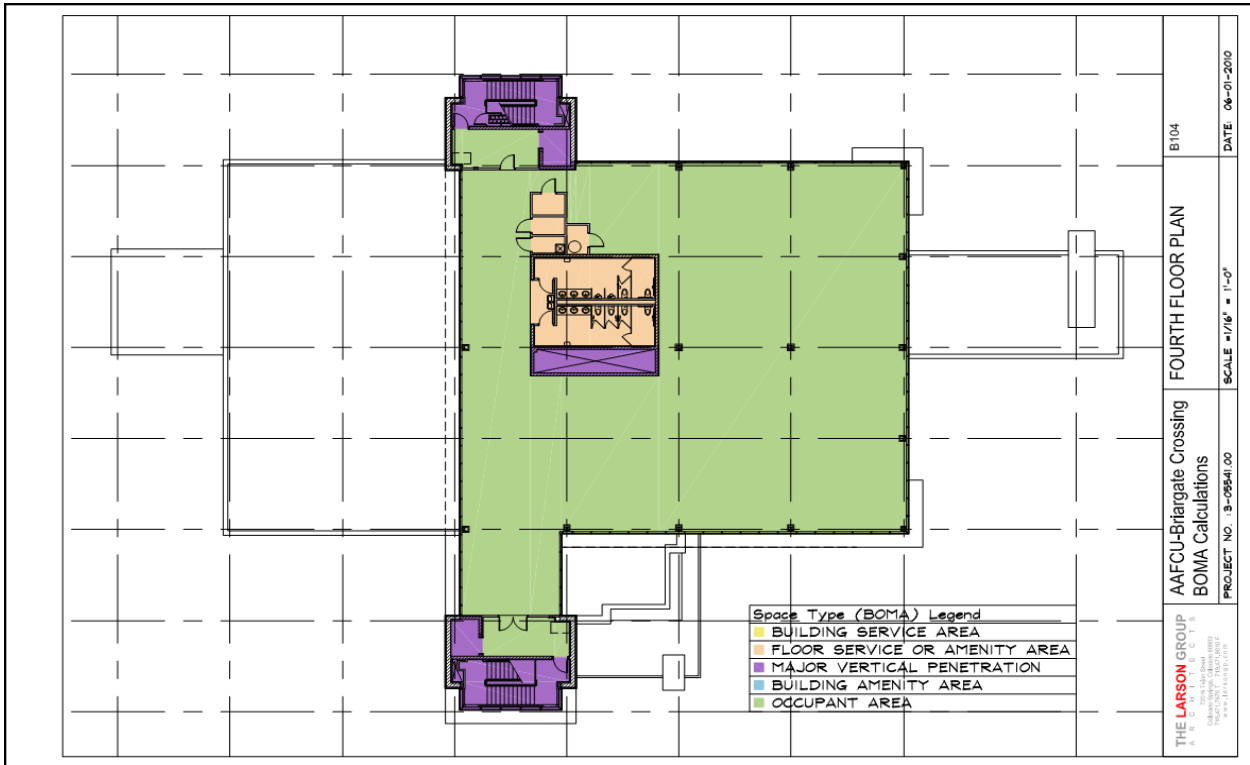
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## AERIAL VIEW



## FLOOR PLAN



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