

4725-4755 Centennial Blvd

Colorado Springs, Colorado



Eagle Electronics Building For Lease

As exclusive agents, we are pleased to offer the following space for lease:

Industrial For Lease

Space Available:

4725 A - 31,835 SF
Mezzanine - 8,564 SF
4735 A - 3,316 SF
4735D - 12,195 SF

Property Highlights

- ◆ Up to 55,910 contiguous square feet available
- ◆ Second generation R&D and manufacturing space
- ◆ High parking ratio
- ◆ Building and Monument signage available

Lease Rate:

Contact Broker

Mark O'Donnell 719.228.0106 modonnell@ngkf.com

Brian Wagner 719.228.0107 bwagner@ngkf.com

**Newmark Grubb
Knight Frank**

102 South Tejon Street, Suite 510, Colorado Springs, Colorado 80903

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Industrial For Lease

◆ Details

Space Available: 55,910 contiguous SF

Building Size: 90,259 SF

Lease Rate: Contact Broker

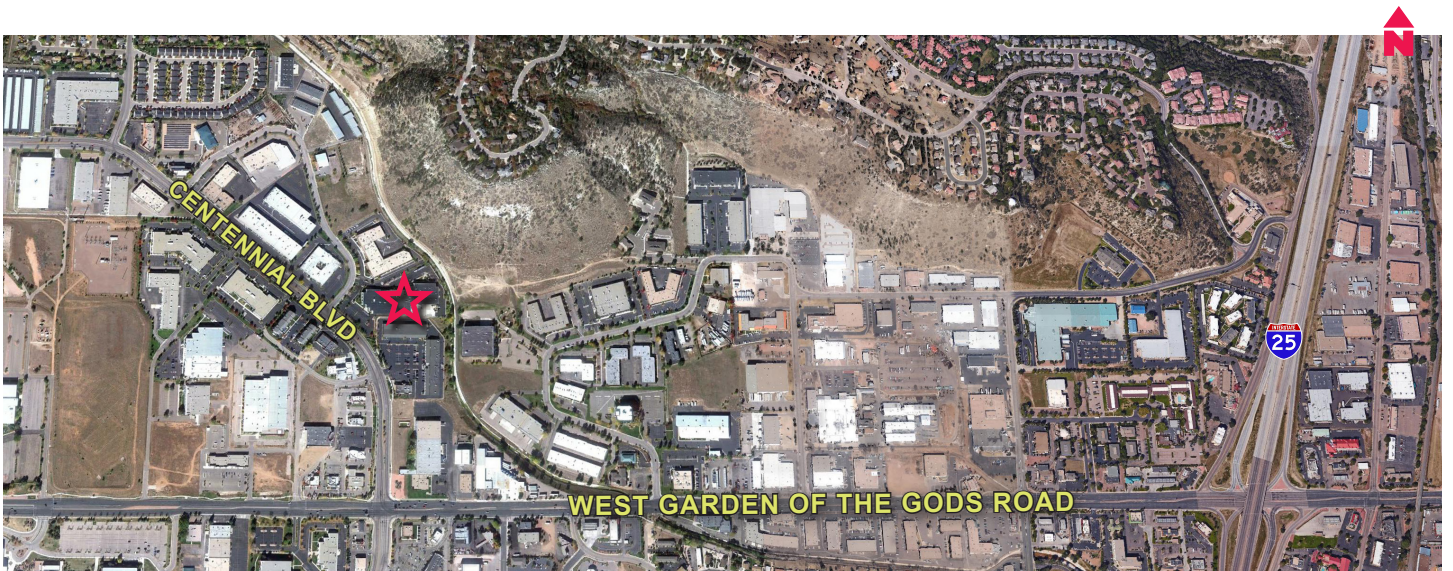
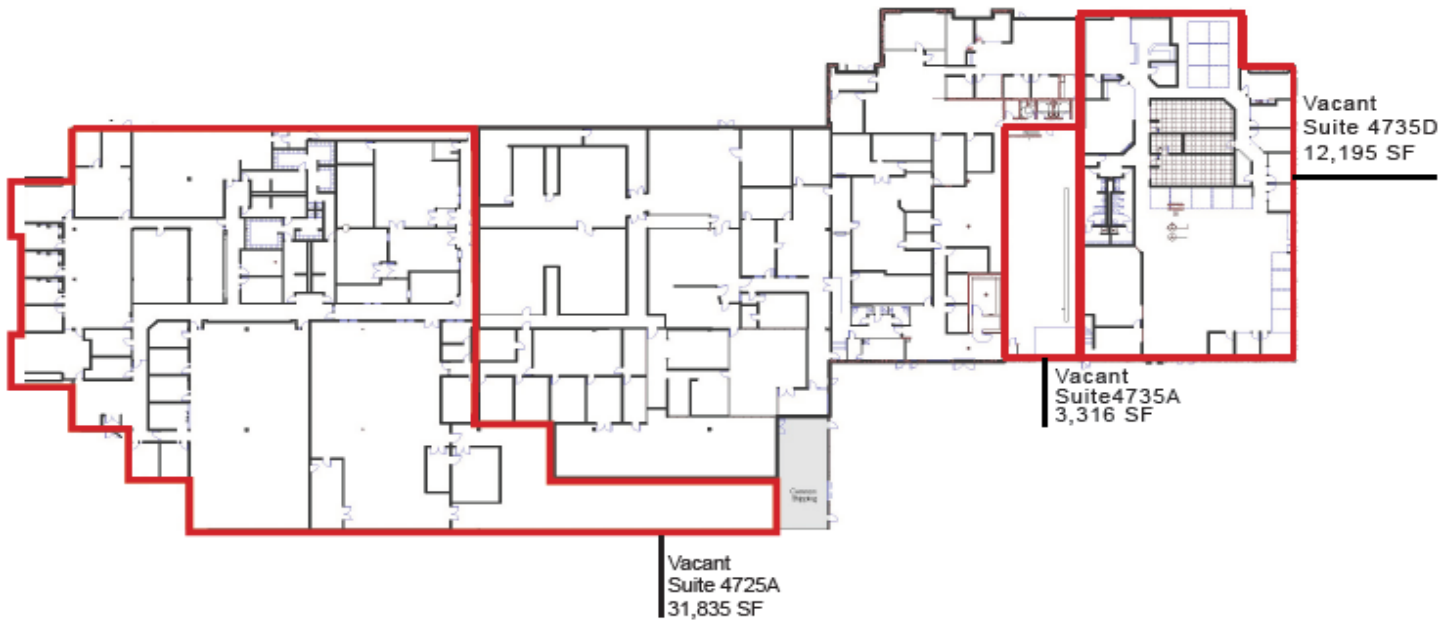
Terms: Negotiable

Parking: 4/1,000 RSF

TI Allowance: Up to \$30.00/SF (Shell space)

Expenses: \$3.88/RSF, 2017 Est. (excludes utilities and janitorial)

◆ Floorplan



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