






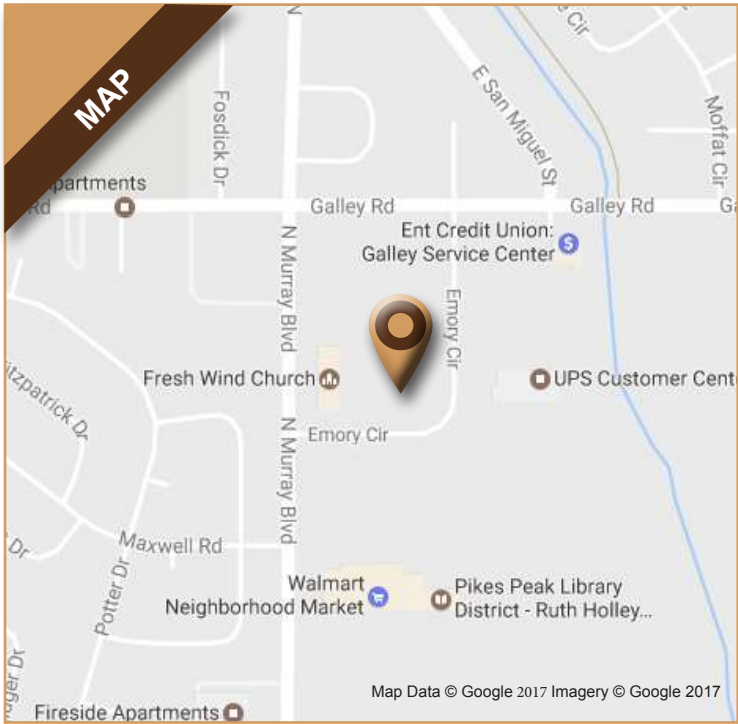




FOR SALE / LEASE 834 Emory Circle, Colorado Springs, CO 80915

Property Specifications	
	Location: 834 Emory Circle, Colorado Springs, CO, 80915
	Building Size: 22,119 SF Lot Size: 1.98 Acres Space Available: +/- 10,000 SF - 22,119
	Sale Price: \$1,526,211/ \$69 PSF Lease Rate: \$5.99 - \$6.99 NNN
	Zoning: C5 AO
	Loading: Drive-in Doors
	Power: 800 amps/120/208 volts
	Other: 100% HVAC and new roof



John Rodgers
 SIOR • CCIM • President

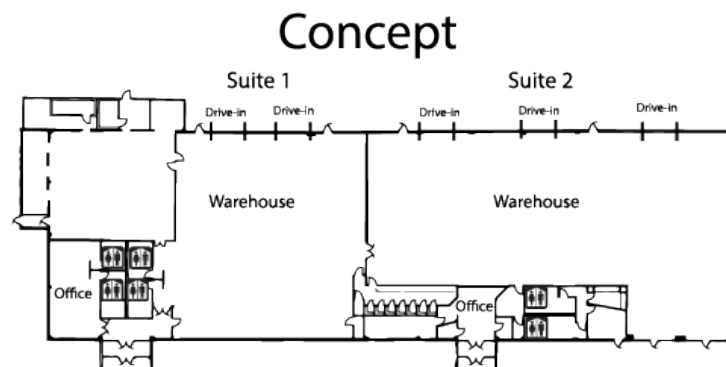
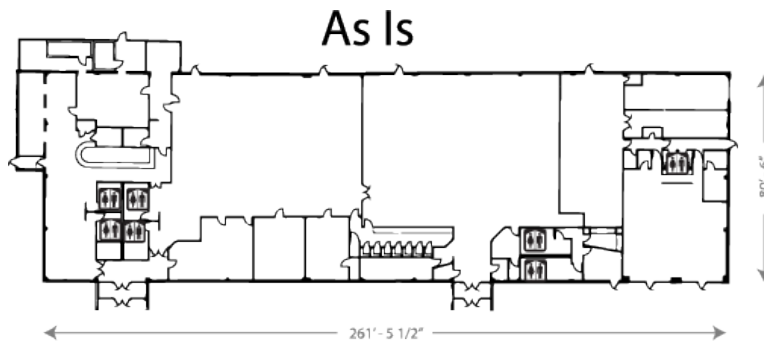
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FOR SALE / LEASE

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FLOOR PLAN



* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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