

Nichols Office Park

2139 Chuckwagon Rd.

Colorado Springs, CO 80919

2,640 RSF Available

Office Type:	Mixed Use, Office Building
Rental Rate:	\$14.50 RSF (Annual)
Monthly Rent:	Starting at \$1,336.42+
Lease Types:	NNN \$5.88 RSF (Annual)
Contiguous Space:	2,384 RSF
Total Available :	2,640 RSF
Building Size:	11,344 SF
Year Built:	1999



Property Overview

Nichols Office Park consists of two Class A office buildings in the Garden of Gods area. This three story office building offers great location in a high priced heavily developed residential area. Spectacular views, bright spaces with great views, elevator, great tenant mix. Included in lease: Utilities, HVAC, janitorial services of common areas, Interior Signage, 24 Hour Access. Restrooms in the common hallways. Convenient location of available space on the main level off of the lobby.

Space Available

Suite	RSF	Rate
15	256	\$375/mo
200	1,106	\$14.50/RSF
205	1,278	\$14.50/RSF

**2,640 RSF
Available**

**Lease Rate
\$14.50*/SF NNN**

* except for suite 15

Gosia Bikker

(719) 464-8019

This information was obtained through sources deemed reliable but cannot guarantee its accuracy. All the information of special interest should be subject to independent verification. This is common information, measurements are estimates, and nothing herein is an offer to lease or sell. This information is subject to omissions, inaccuracies, changes in price, changes in state, prior sales, rentals, and cancellation without notice

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5390 N Academy Blvd. # 250

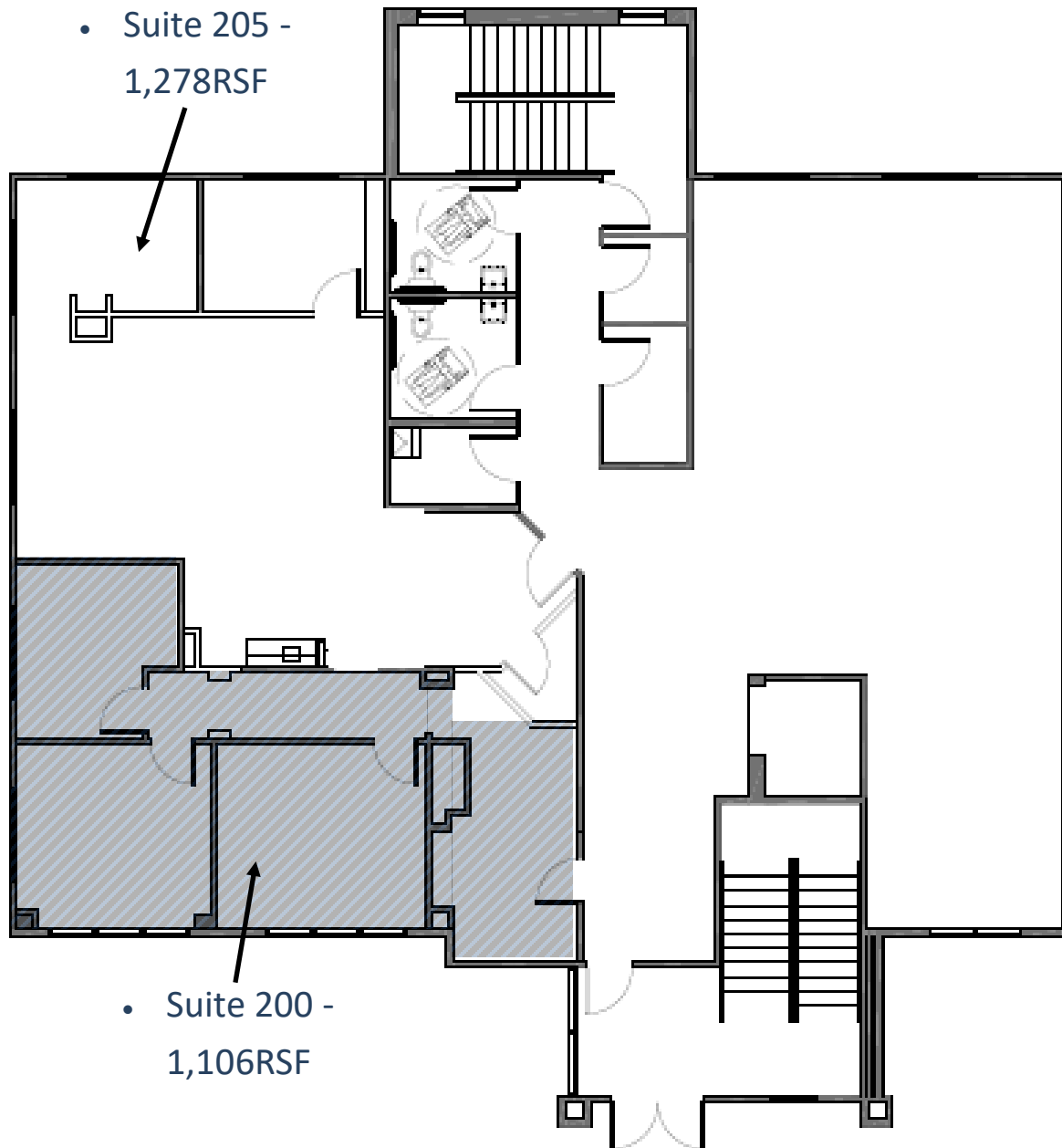
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