



## HIGHLIGHTS

This centrally located flex building is located on Van Teylingen, right off of North Academy. The new owner has started exterior renovations and offering flexible terms. Suite 200 is a 2,500 SF office suite with glass on 3 sides, 5 private offices, large bullpen areas, conference room, private restrooms, reception area and a secret area in rear opened via a bookshelf. Abundant parking and best rate in area!

## AVAILABLE SPACES

| Suite  | Space Available  | Lease Rate    |
|--------|------------------|---------------|
| 200    | 1,000 - 2,500 SF | \$8.50 SF/YR  |
| Unit B | 1,350 SF         | \$15.00 SF/YR |



### Lease Rate:

\$8.50 - \$15.00 SF/YR  
(Modified Gross)



### Space Available:

1,000 - 2,500 SF



### Building Size:

12,500 SF



### Zoning:

C-5

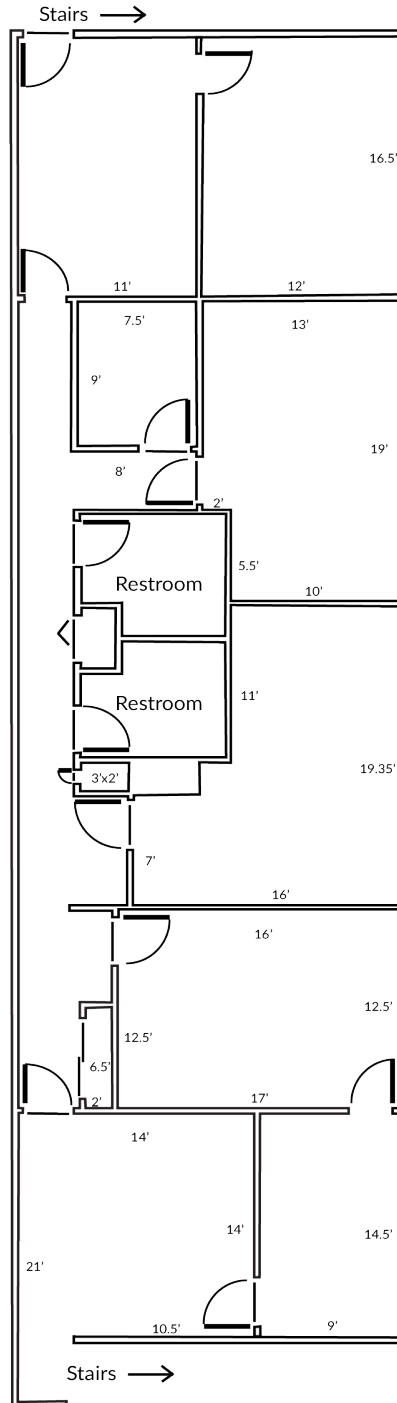
## OUR NETWORK IS YOUR EDGE

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.

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## 2ND FLOOR PLAN



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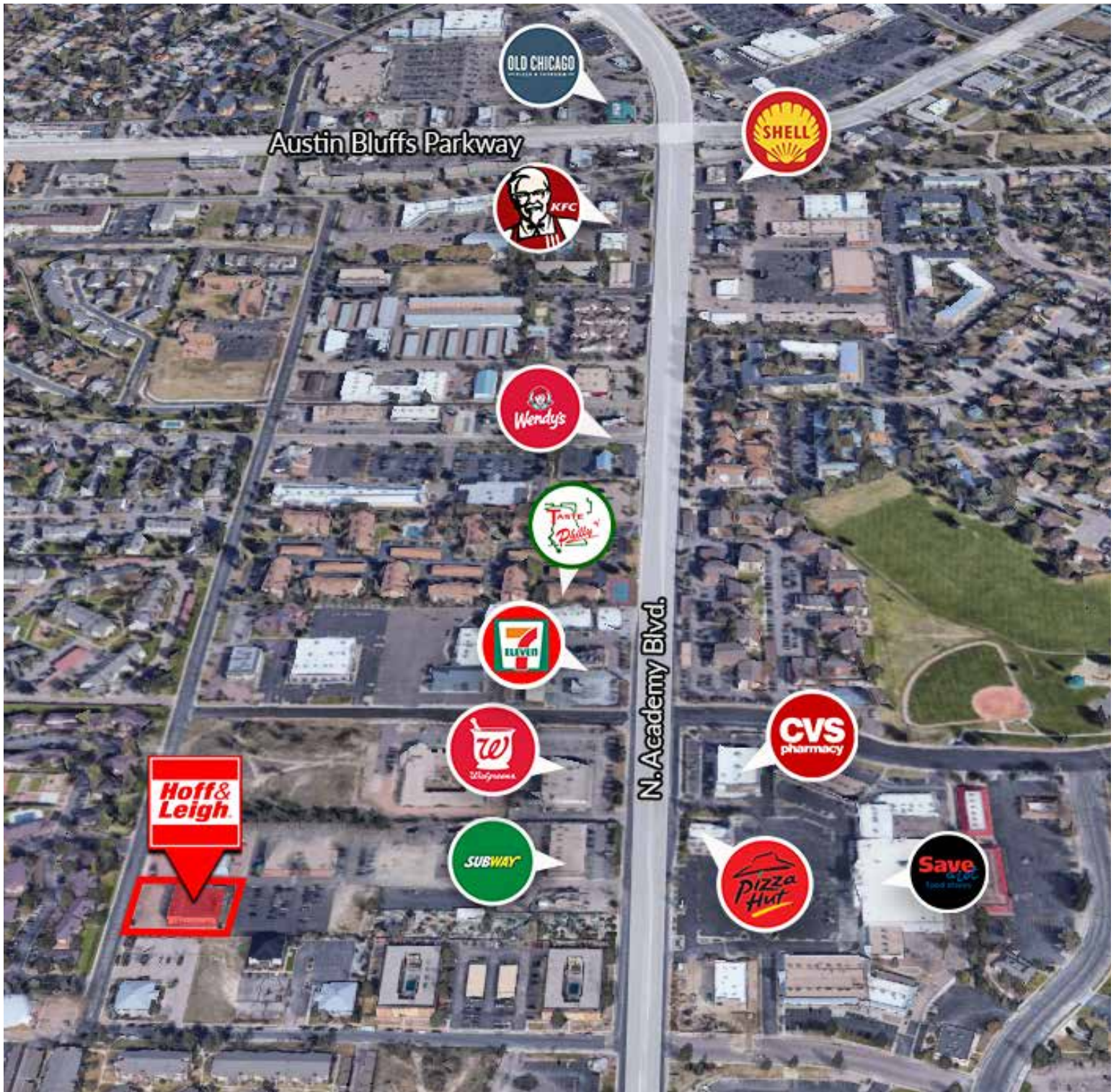
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# AFFORDABLE OFFICE SPACE IN CENTRAL COLORADO SPRINGS

3415 Van Teylingen Drive, Colorado Springs, CO 80917



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