

Retail / Office Space for Lease

5604 - 5676 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

MOVE IN SPECIAL - FREE RENT



Explore Virtual Tour - Suite 5614



Overview

This retail/office building is conveniently located in central Colorado Springs, providing easy access to all parts of town. The available space is well-suited for a variety of users, including medical, office, and retail. Current estimated NNN expenses are \$5.65 PSF annually. Please call for more information or to schedule a tour.

Property Details



Lease Rate

\$12.00-\$14.00 SF/YR (NNN)

2026 Estimated NNN: \$5.65 PSF



Space Available

1,044 - 2,688 SF



Zoning

MX-M

Unit:	Size:	Price:
5632	1,300 - 2,600 SF	\$12.00 SF/YR (NNN)
5668	1,044 SF	\$14.00 SF/YR (NNN)
5688	2,688 SF	\$12.00 SF/YR (NNN)

Rev: October 19, 2026

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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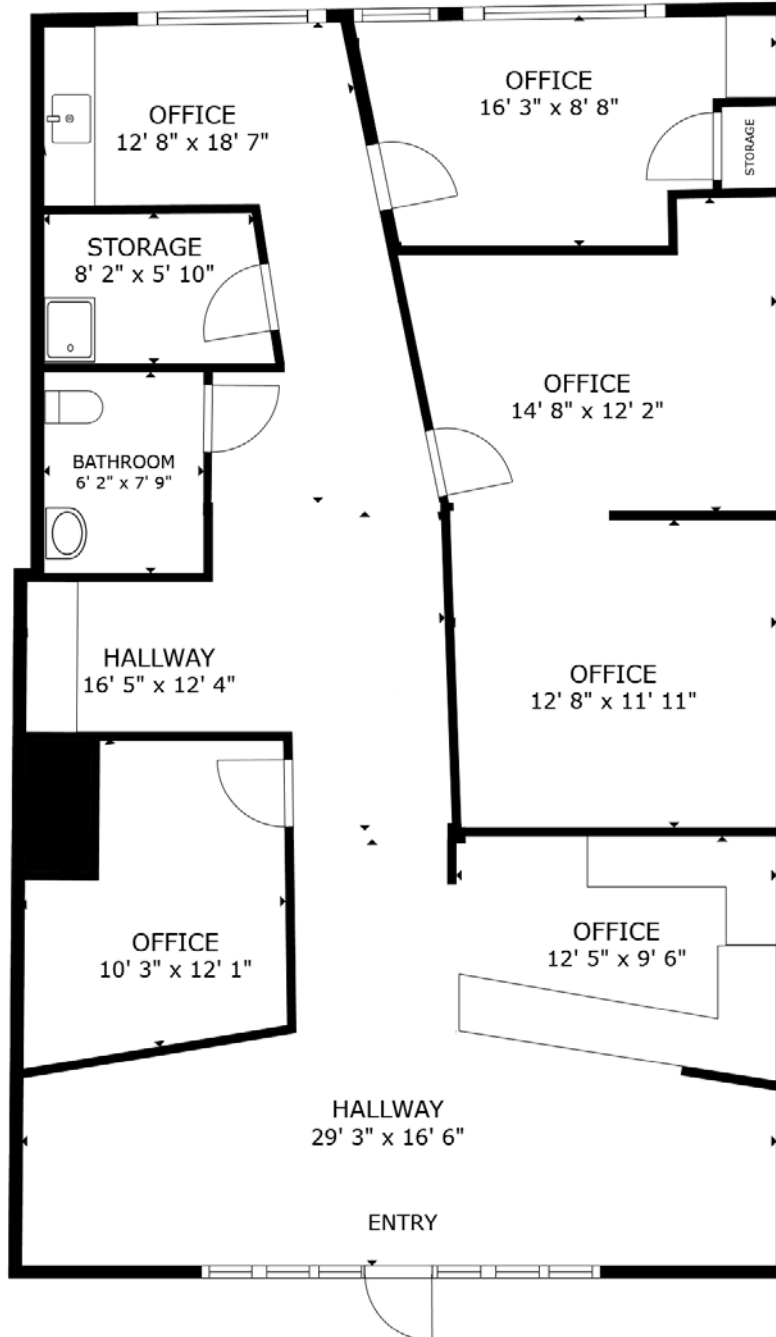
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Suite 5614 Floorplan



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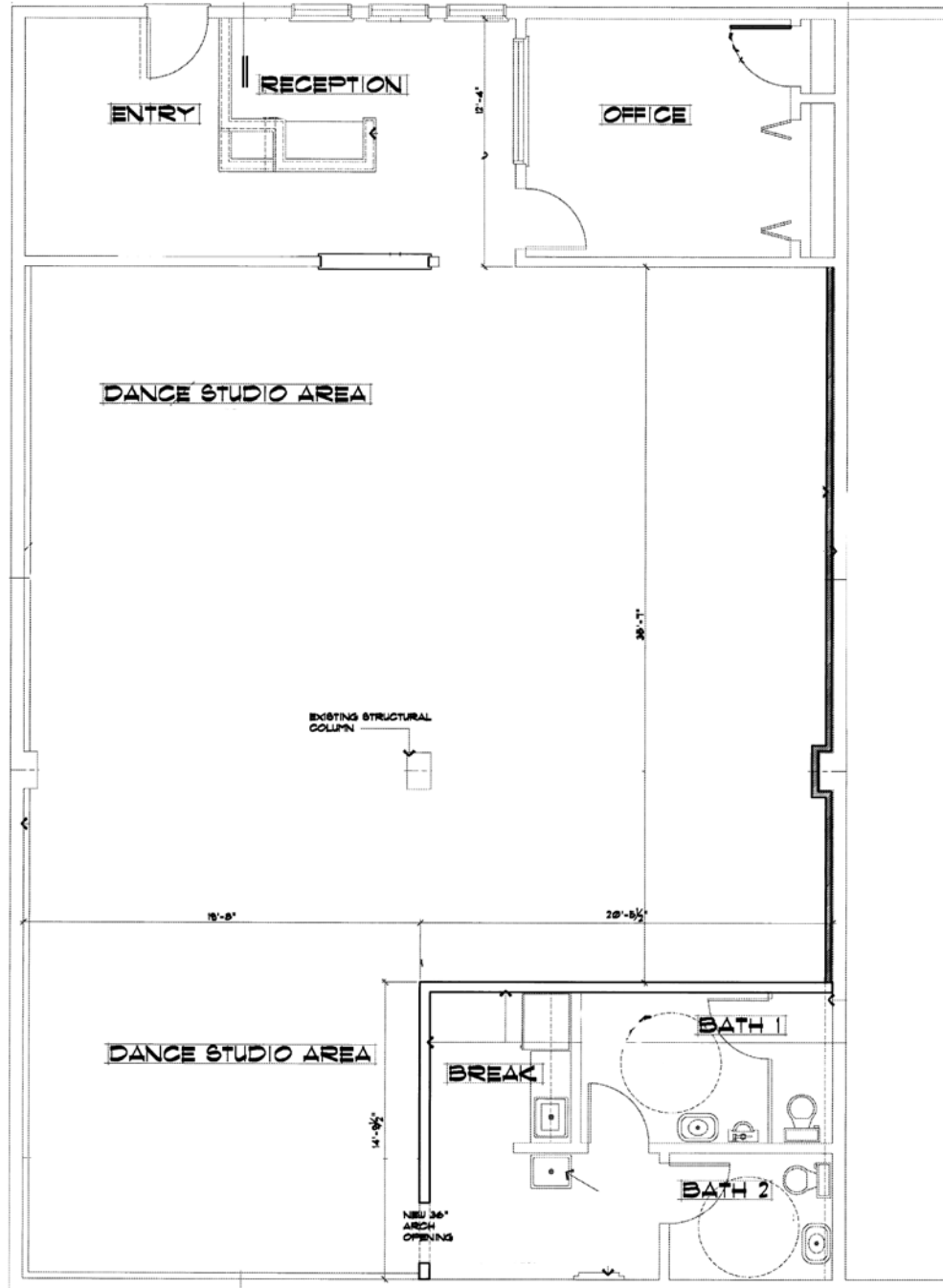
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Suite 5688 Floorplan



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5604 N Union Blvd, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



112,874
Population



36.7
Median Age



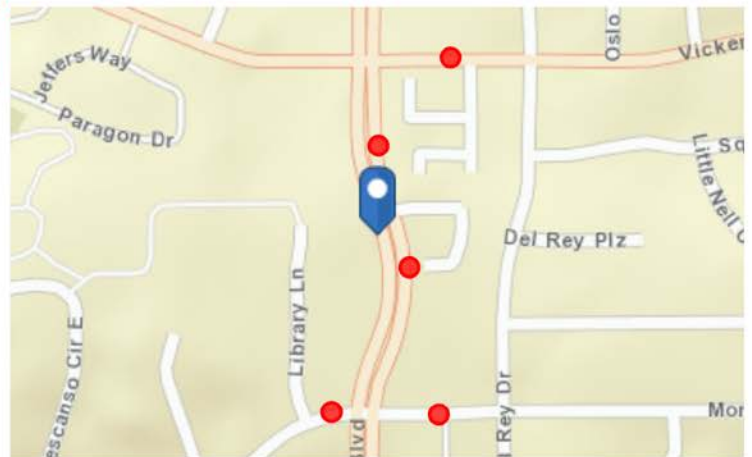
2.5
Average
Household Size



\$63,838
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Montebello Dr W	27,165	0.0
Vickers Dr	30,883	0.1
N Union Blvd	4,660	0.1
N Union Blvd	3,918	0.1
N Union Blvd	7,724	0.1



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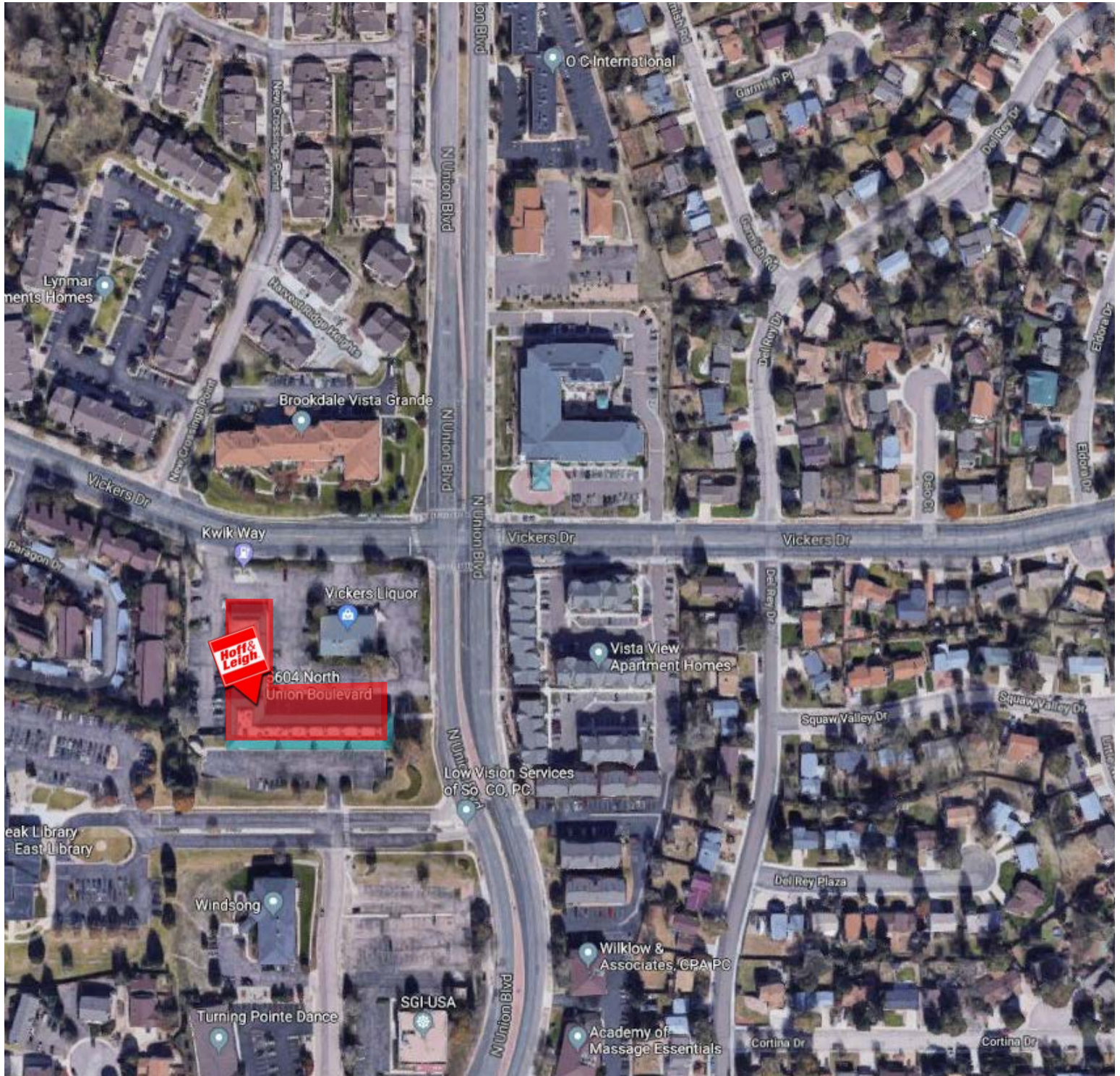
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