

# OFFICE SPACE FOR LEASE

4291 Austin Bluffs Parkway, Colorado Springs, CO 80918



## OVERVIEW

Attractive brick and highly visible professional office building located two blocks east of the intersection of Austin Bluffs and Academy Boulevard. Great views of the mountains. Move in ready! Plenty of on-site parking. The building has a very open and inviting atrium and common area coupled with a great tenant mix from insurance providers to a law firm. This is a great building for the tenant wanting to control cost with expenses to include utilities! 2-3 room office suites with new carpet currently available.

## AVAILABLE SUITES

Suite:	Space Available:	Lease Rate:
201	992 SF	\$1,325 / Month (Gross)
204	734 SF	\$650 / Month (Gross)
205	500 SF	\$975 / Month (Gross)



### Lease Rate:

\$650 - \$1,325 / Month (Gross)



### Space Available:

500 - 992 SF



### Zoning:

OC

## 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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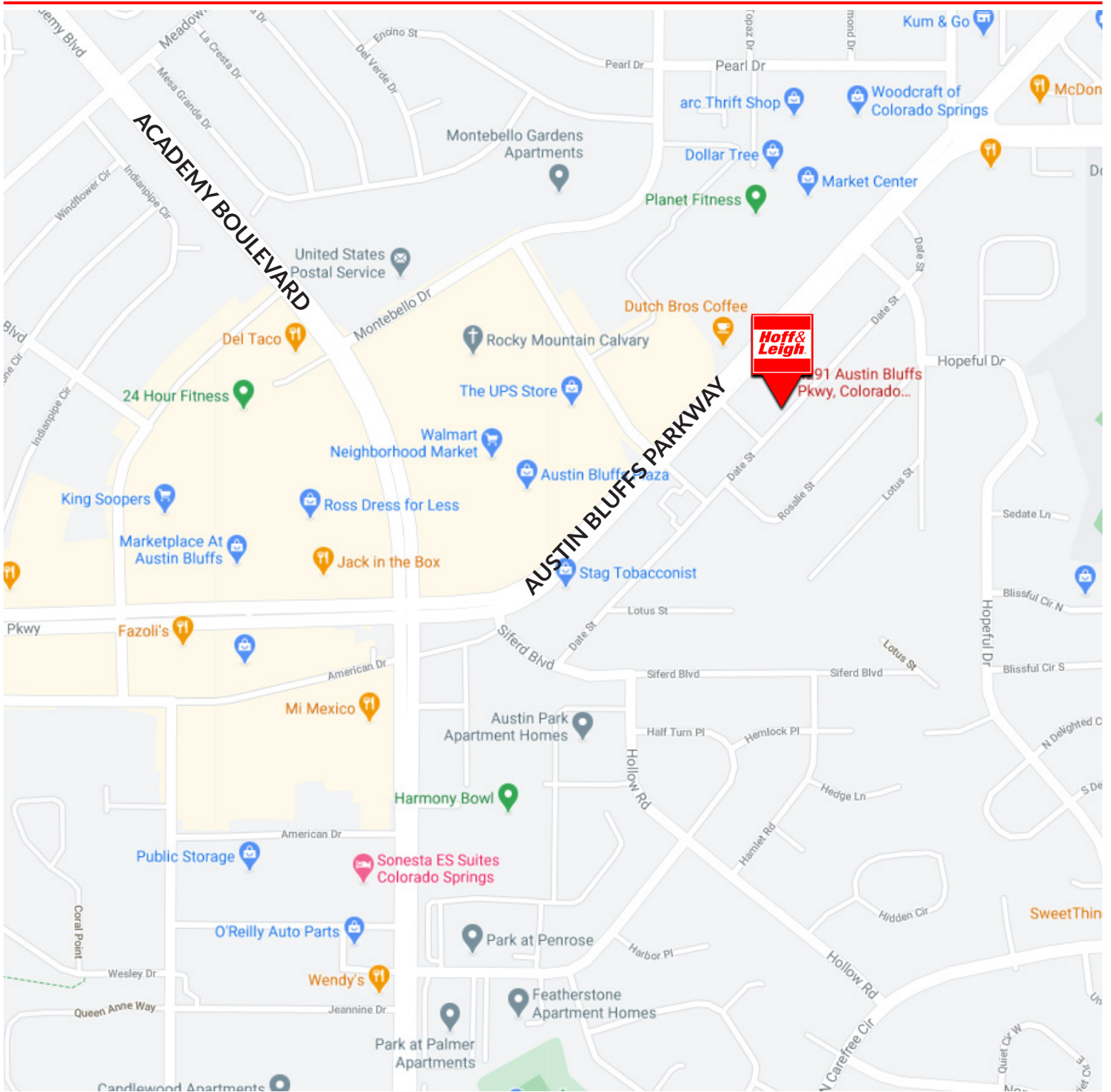
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