

Office Building for Lease

4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918

[Explore Virtual Tour](#)

Overview

- Two-level building, offering either Suite 100 (bottom floor) or Suite 200 (top floor) for lease.
- Suite 100 (bottom floor): kitchen area with sink, refrigerator, dishwasher, large open space for manufacturing. Storage room with side access door for shipping. 6,850 SF.
- Suite 200 (top floor): conference room, 11 offices, two storage rooms, 12 cubicles, and a large open area at the end. 6,850 SF.
- A 1.2-acre lot, 15 parking slots in front, 60 in back, with crossover easement.
- The building was completely gutted and rebuilt in 2014:
 - o All windows were replaced with double-pane Low-E glass
 - o The bathrooms rebuilt to be ADA compliant
 - o All new LED lighting with motion detected on/off exterior LED night lights
 - o All new electrical wiring
 - o All new plumbing and water heaters
 - o New roof and mansard. Building repainted inside and out
 - o New high-efficiency HVAC system
 - o New drywall and drop ceiling
 - o New carpeting throughout the building
 - o Data and VOIP LAN, throughout the building
 - o Data LAN is CAT6a with DSL and Fiber to street

Property Details



Lease Rate
\$12.00 SF/YR
(+ \$3.14 NNN)



Space Available
6,850 SF



Lot Size
1.2 Acres



Zoning
Office

Rev: April 11, 2023

Office Building for Lease

4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918



View from Back Parking Lot



Suite 100 Front Entrance



Suite 100 Lobby



Suite 100 Assembly Area



Suite 100 Storage

Rev: April 11, 2023

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.

Steve Leigh
C: 719.338.4470
O: 719.630.2277
Steve@HoffLeigh.com

Office Building for Lease

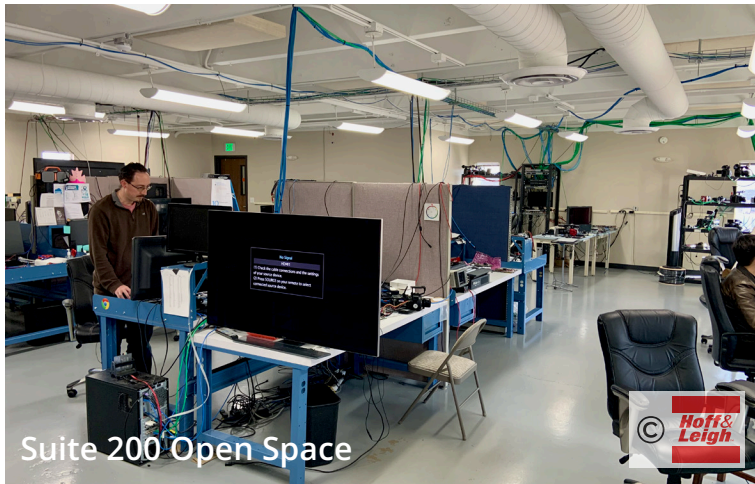
4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918



Suite 100 Lunchroom



Suite 200 Cubicles



Suite 200 Open Space



Suite 200 Large Office



Suite 200 Typical Office

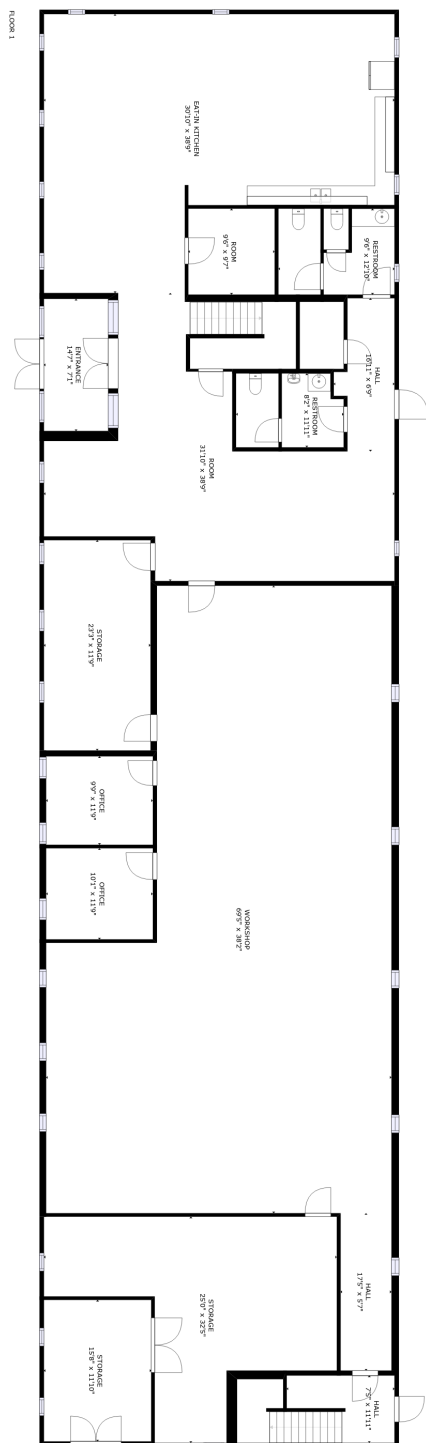


Suite 200 Conference Room

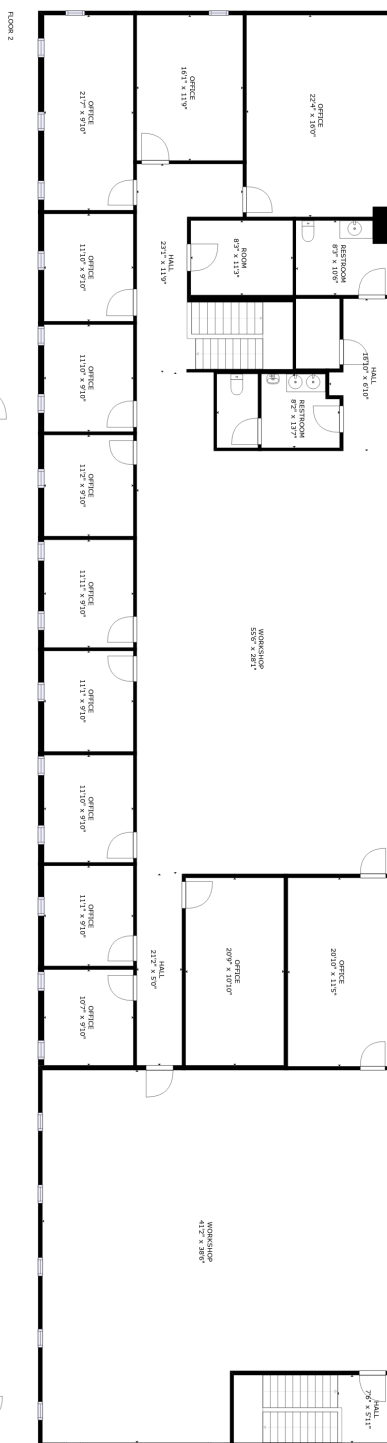
Rev: April 11, 2023

Office Building for Lease

4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918



Suite 100



Suite 200

Rev: April 11, 2023



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.

Steve Leigh
C: 719.338.4470
O: 719.630.2277
Steve@HoffLeigh.com

Office Building for Lease

4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918

4525 Northpark Dr, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



73,868
Population



43.4
Median Age



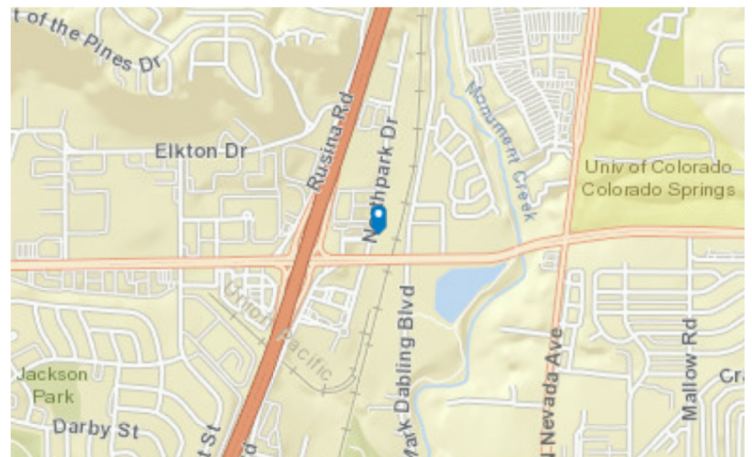
2.2
Average
Household Size



\$72,078
Median Household
Income

TRAFFIC COUNT

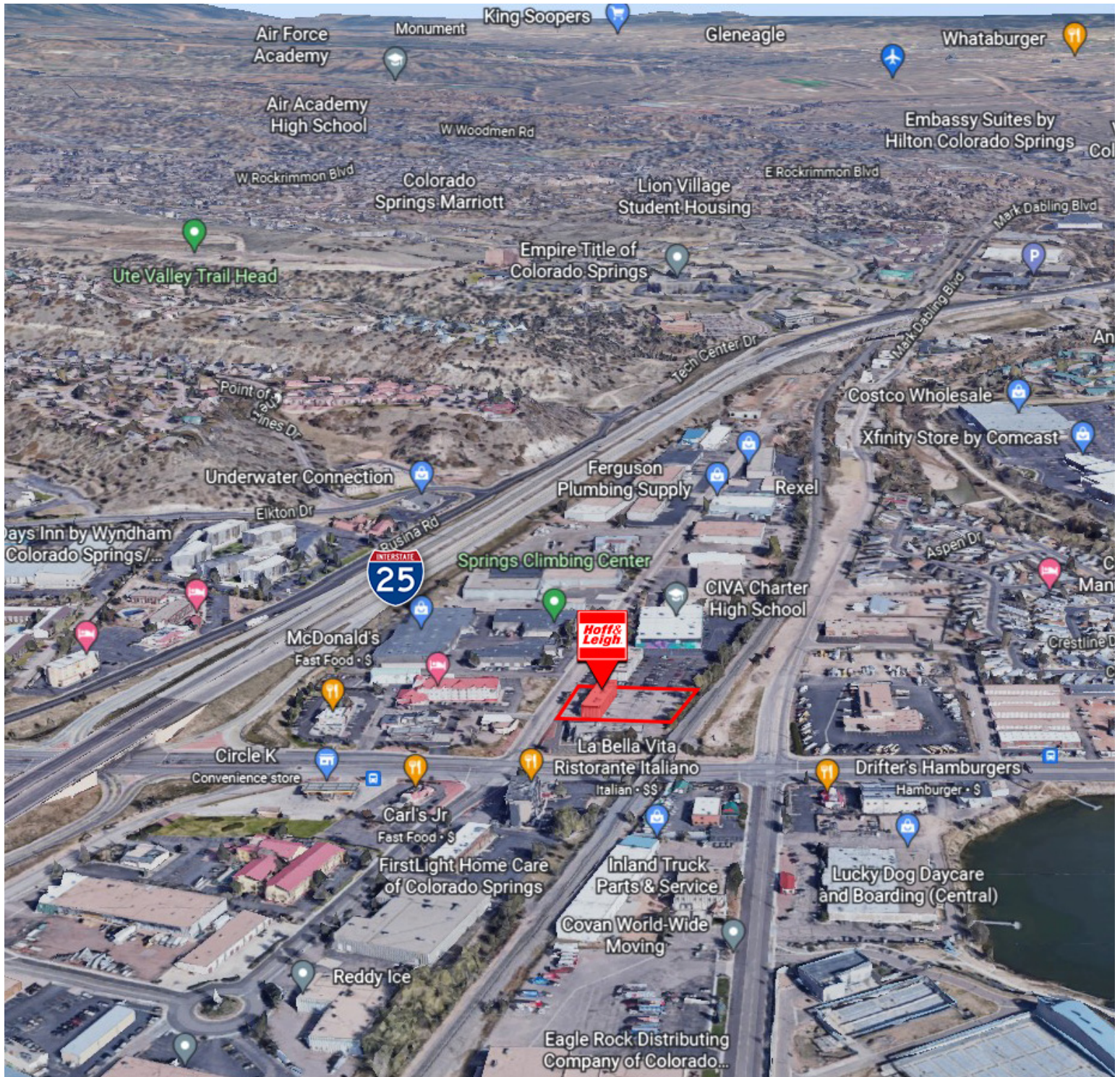
Cross street	Traffic 1	Distance
W Garden of the Gods Rd	6,700	0.0
Northpark Dr	51,000	0.1
W Garden of the Gods Rd	8,056	0.1
Northpark Dr	48,409	0.1
W Garden of the Gods Rd	6,116	0.1



Rev: April 11, 2023

Office Building for Lease

4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918



Rev: April 11, 2023

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.

Steve Leigh
C: 719.338.4470
O: 719.630.2277
Steve@HoffLeigh.com