

Office Space For Lease

4905 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918



Overview

Professional and highly visible three story office building located one block south of Academy Boulevard on Union Boulevard near the Target shopping center, with easy access to most destinations around town. Building is handicap accessible with an automated entry door and elevator. Easy access just off the parking lot.

Suite 201, is laid out with reception, waiting room, three professional offices, and a large multi-purpose room. We have ample off street parking (47 spaces on site) and excellent signage and visibility. Modified gross lease with tenant paying their pro-rata share of utilities and landscape maintenance.

Please call Steve for a private showing.

Property Details

Lease Rate

- \$14/PSF MG (\$2,114.00/Month + Expenses)

Space Available

- 1,812 SF

Zoning

- PBC

Lot Size

- 0.71 Acres

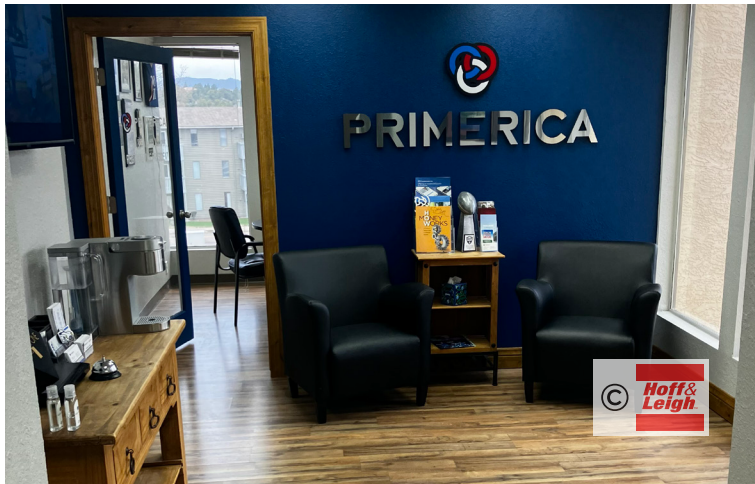
Unit:	Size:	Price:
201	1,812 SF	\$14/PSF MG (\$2,114.00/Month + Expenses)

Rev: September 22, 2026



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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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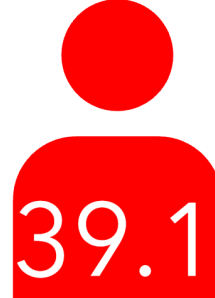
4905 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

4905 N UNION BLVD, Colorado Springs, Colorado, 80918 3

DEMOGRAPHICS



110,704
Population



39.1
Median Age



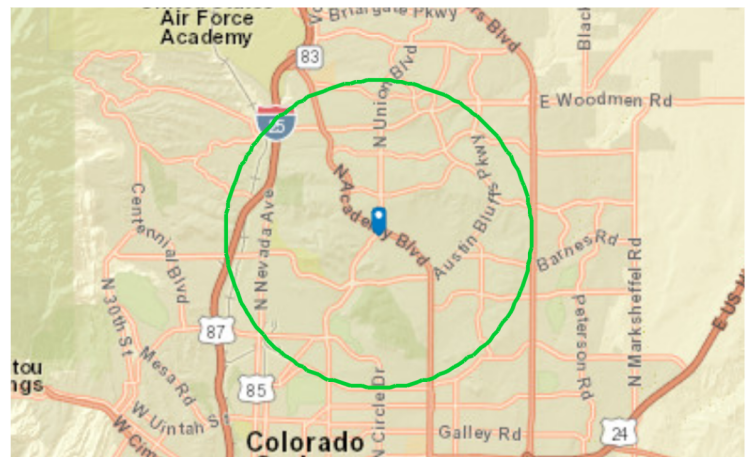
2.4
Average
Household Size



\$75,315
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ranch Dr	29,437	0.0
N Union Blvd	45,293	0.1
N Academy Blvd	32,419	0.1
Westwood Blvd	710	0.2
Tomah Dr	21,172	0.2



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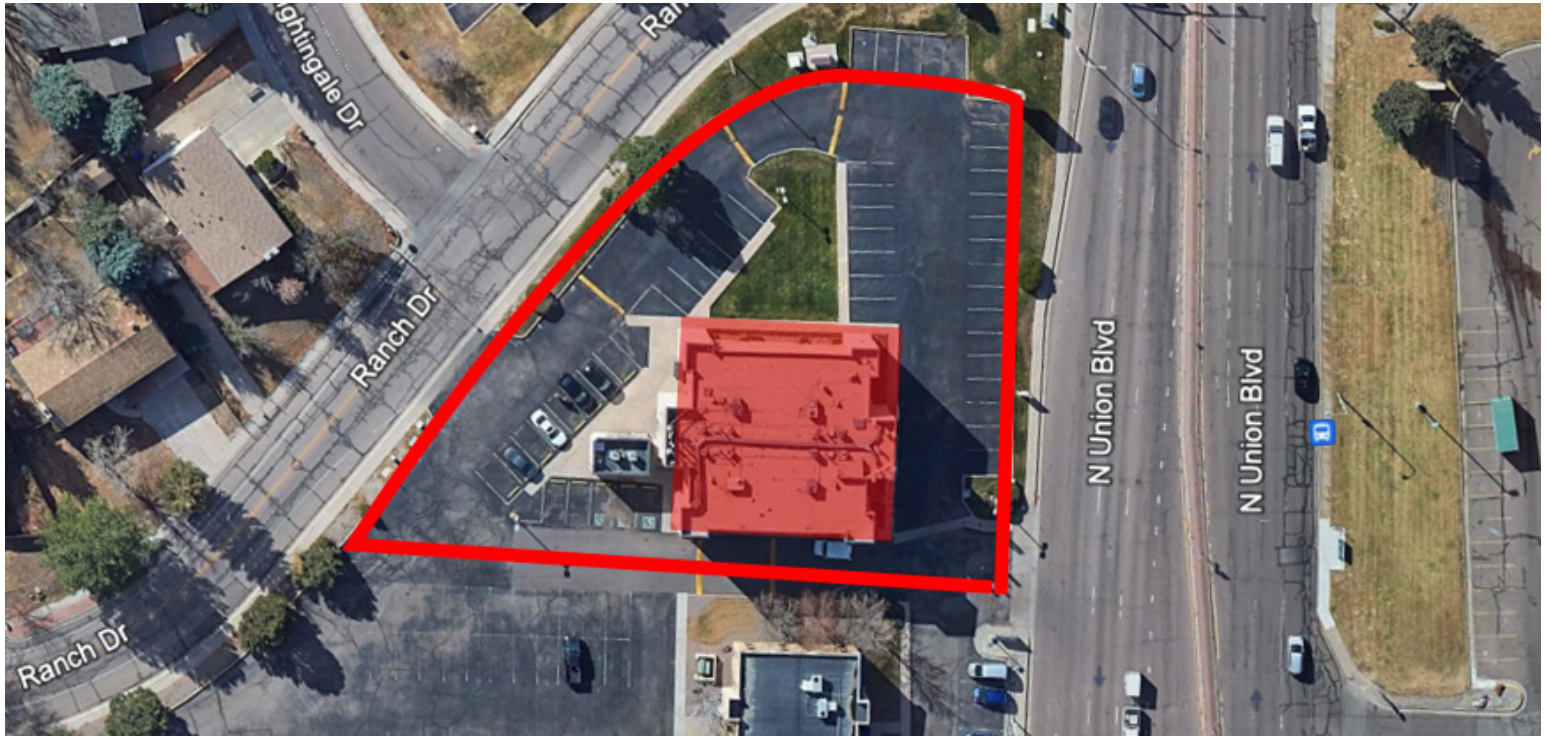
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