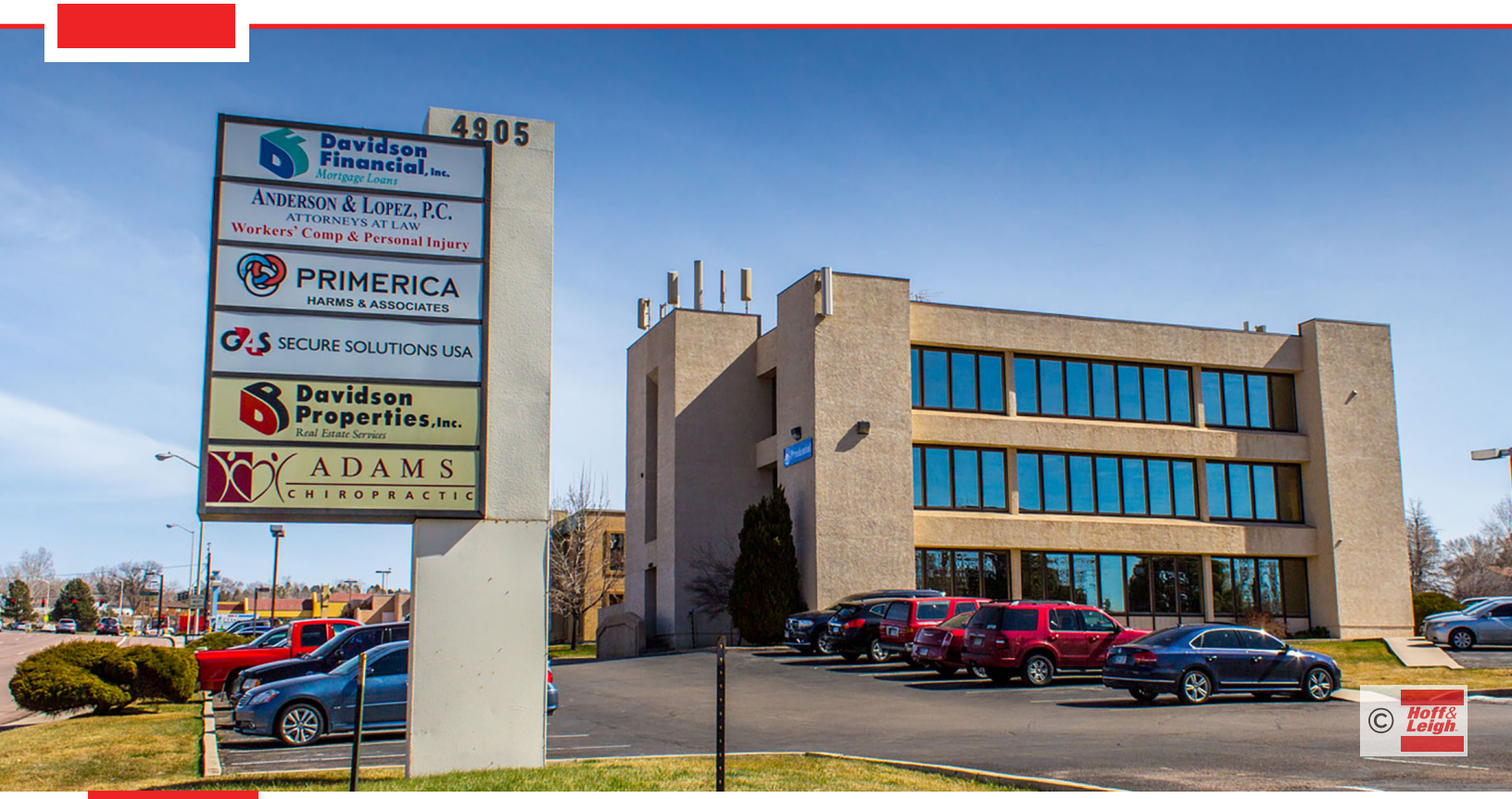
Office Space For Lease

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.

Unit:	Size:	Price:
201	800 SF	$14/PSF MG ($1,100/Month + Expenses)

Property Details

Lease Rate	Space Available	Lot Size	Zoning
■ **$14/PSF MG ($1,100/Month + Expenses)**	■ 800 SF	■ 0.71 Acres	■ PBC

Please call Guy or Steve for a private showing.

Rev: November 5, 2026

Our Network Is Your Edge

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Steve Leigh
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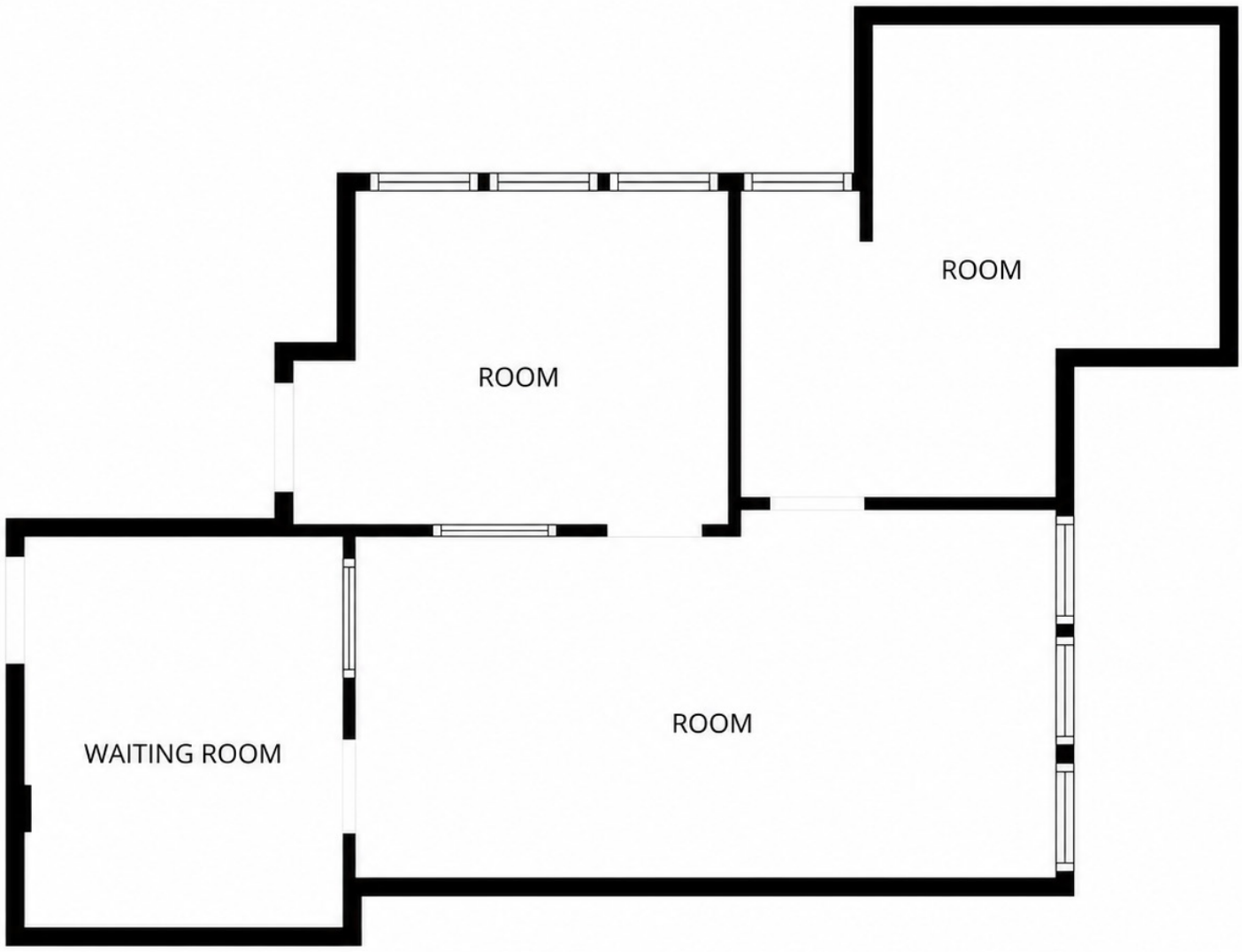
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DEMOGRAPHICS

110,704
Population

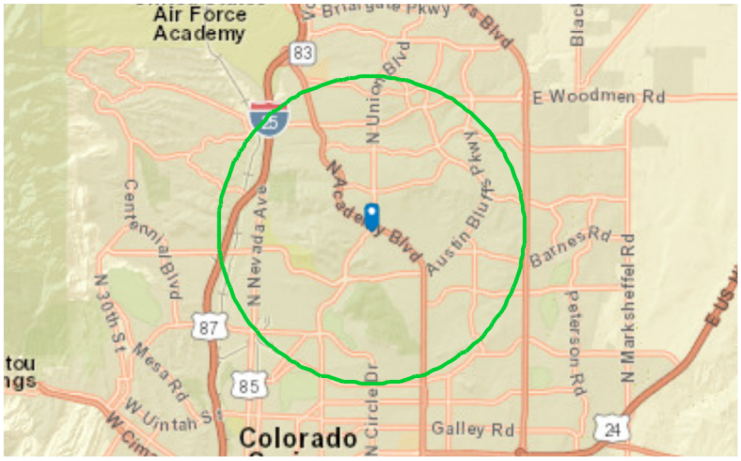
39.1
Median Age

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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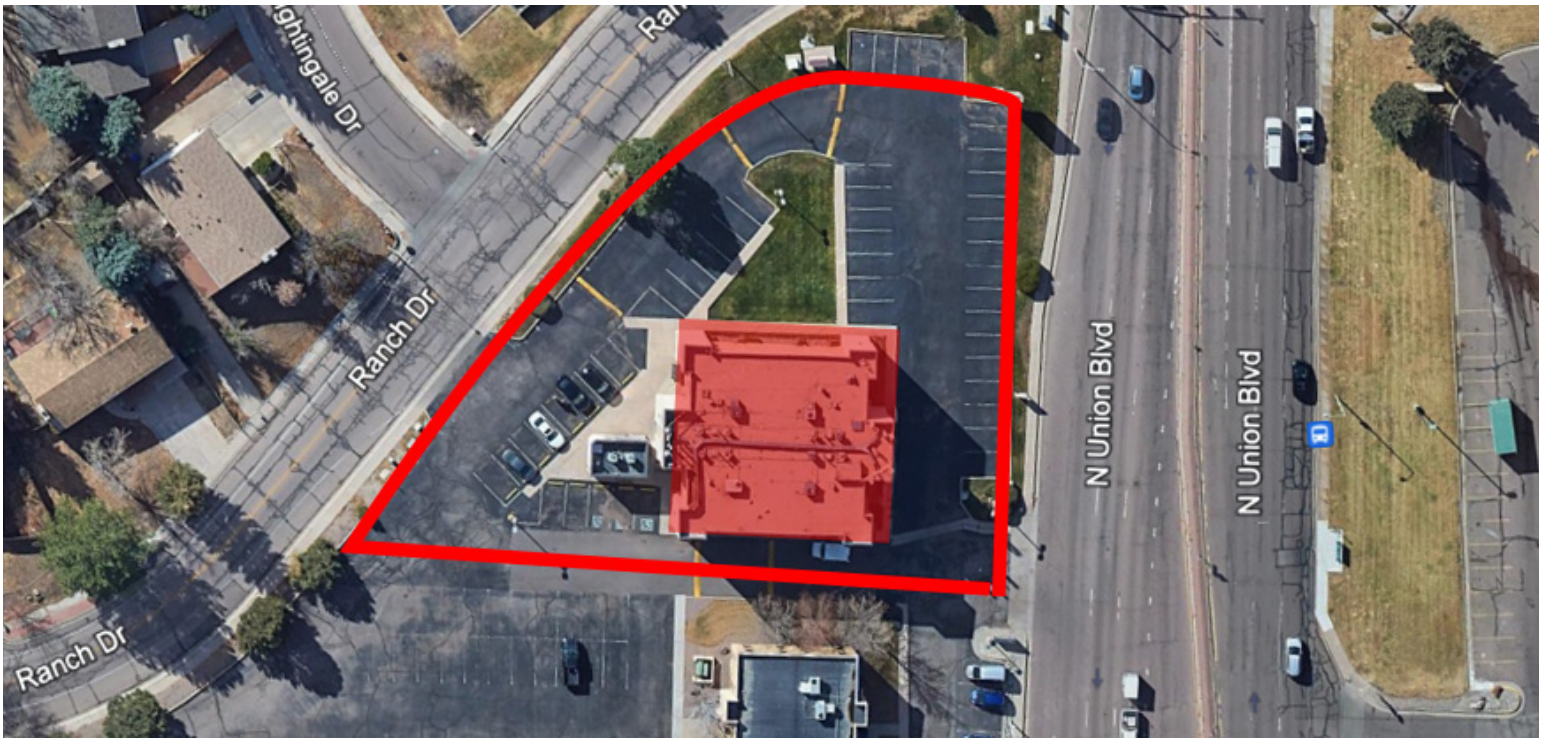
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