

# Rare Northgate Office Available for Sale or Lease

13560 NORTHGATE ESTATES DR, COLORADO SPRINGS, CO 80921



## Overview

Whether you're looking to establish a long-term headquarters, expand your operations, or secure a professional office environment, this property provides a rare opportunity in the thriving Northgate corridor.

The building features a functional layout suitable for a wide range of professional office, medical, and service-oriented users. Its highly visible location, quality construction, and convenient access to Interstate 25, Voyager Parkway, InterQuest Parkway, and the United States Air Force Academy make it an ideal choice for businesses seeking a prestigious address with exceptional accessibility.

Surrounded by executive office buildings, restaurants, hotels, retail, and growing residential communities, the property places employees and clients within minutes of everything North Colorado Springs has to offer. With flexible ownership or leasing options available, 13560 Northgate Estates Drive presents an outstanding opportunity for businesses looking to invest in their future or secure premium office space in one of the region's strongest commercial submarkets.

## Highlights

- Fully furnished and move-in ready
- Freestanding building with excellent visibility
- Prominent monument and building signage opportunity
- Immaculately maintained, with exceptional attention to detail
- HVAC recently serviced and in excellent working order
- Landscaping refreshed in July 2026, providing outstanding curb appeal
- Quick access to Interstate 25, Voyager Parkway, and InterQuest Parkway
- Located in the heart of one of Colorado Springs' fastest-growing commercial corridors

## Property Details

### Sales Price

■ **\$1,800,000**

### Lease Rate

■ \$24 SF/YR (NNN)

### Space Available

■ 6,000 SF

### Zoning

■ MX-N

### Year Built

■ 2007

*Rev: August 7, 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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**1st Floor | 3,000 RSF**

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**2nd Floor | 3,000 RSF**

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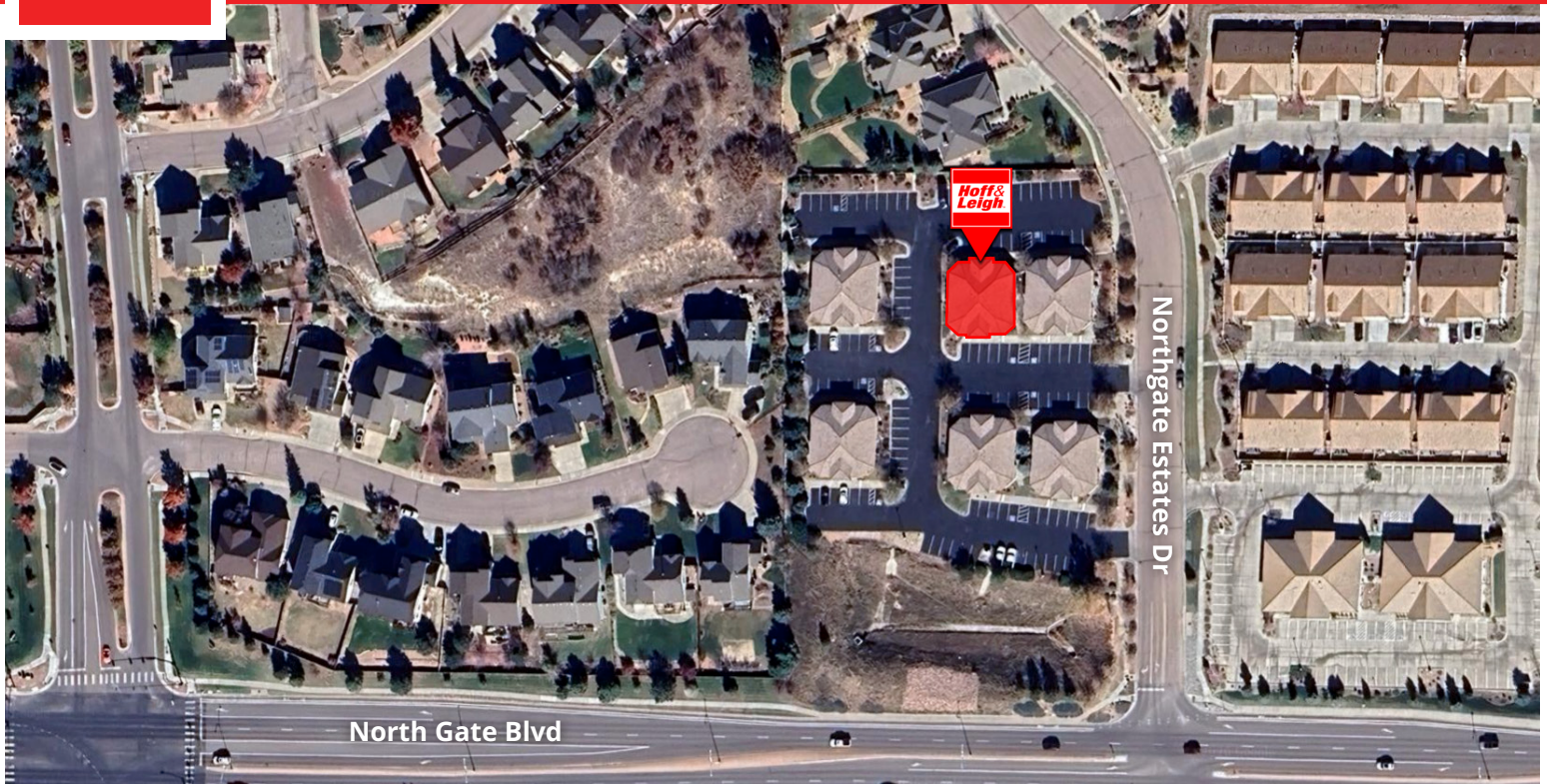


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