



FOR LEASE

1,650 - 2,500 SF

PLAZA 3500

OFFICE/FLEX SPACE WITH YARD/STORAGE



**3540 & 3540A N Academy Blvd
Colorado Springs, CO**

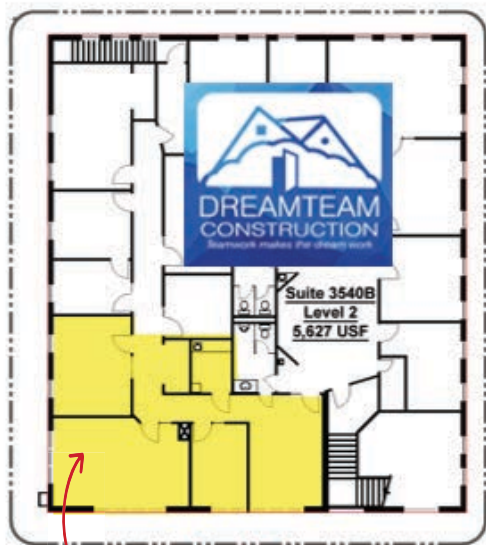
NAL Highland

PROPERTY HIGHLIGHTS

- Low Retail NNN Expenses (\$4.53 PSF Est.)
- Excellent Visibility to N Academy Blvd
- New Monument Signage Available
- Over 50,000+ Vehicles Per Day Along N Academy Blvd
- Ample Parking Available

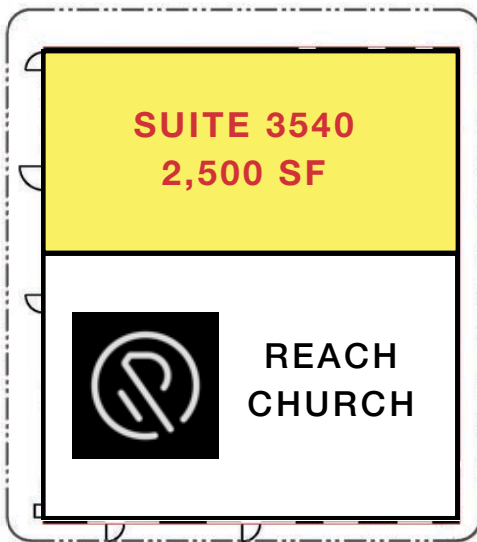
FLOORPLANS

SECOND FLOOR



SUITE 3540A
1,650 SF

FIRST FLOOR



SUITE 3540
2,500 SF

PLAZA 3500 | OFFICE/FLEX SPACE

SUITE 3540

2,500 SF

LEASE RATE

\$10.00- \$12.00, NNN

PROPOSED FENCED OUTDOOR STORAGE —

PROPOSED STEEL DOUBLE DOORS ADDITION TO
BACK OF SPACE

LOCATED ON FIRST FLOOR

CUSTOMIZABLE FLOORPLAN

SUITE 3540A

1,650 SF

LEASE RATE

\$10.00 - \$16.00, NNN

LOCATED ON SECOND FLOOR

CUSTOMIZABLE FLOORPLAN

LISTING BROKERS



Jordin Egan, Senior Broker

719 200 9328

jordin@highlancommercial.com



Darek Bartol, Associate Broker

727 631 2554

bartol@highlancommercial.com



Jack Egan, Associate Broker

719 761 5726

jack.egan@highlancommercial.com

DEMOGRAPHICS (2024)

1 MILE KEY FACTS

16,038

POPULTAION

35.3

MEDIAN AGE



7,214

HOUSEHOLDS

\$68,530

AVERAGE HHLD
INCOME

3 MILES KEY FACTS

120,531

POPULTAION

37.6

MEDIAN AGE



49,671

HOUSEHOLDS

\$86,793

AVERAGE HHLD
INCOME

5 MILES KEY FACTS

307,644

POPULTAION

36.1

MEDIAN AGE



124,229

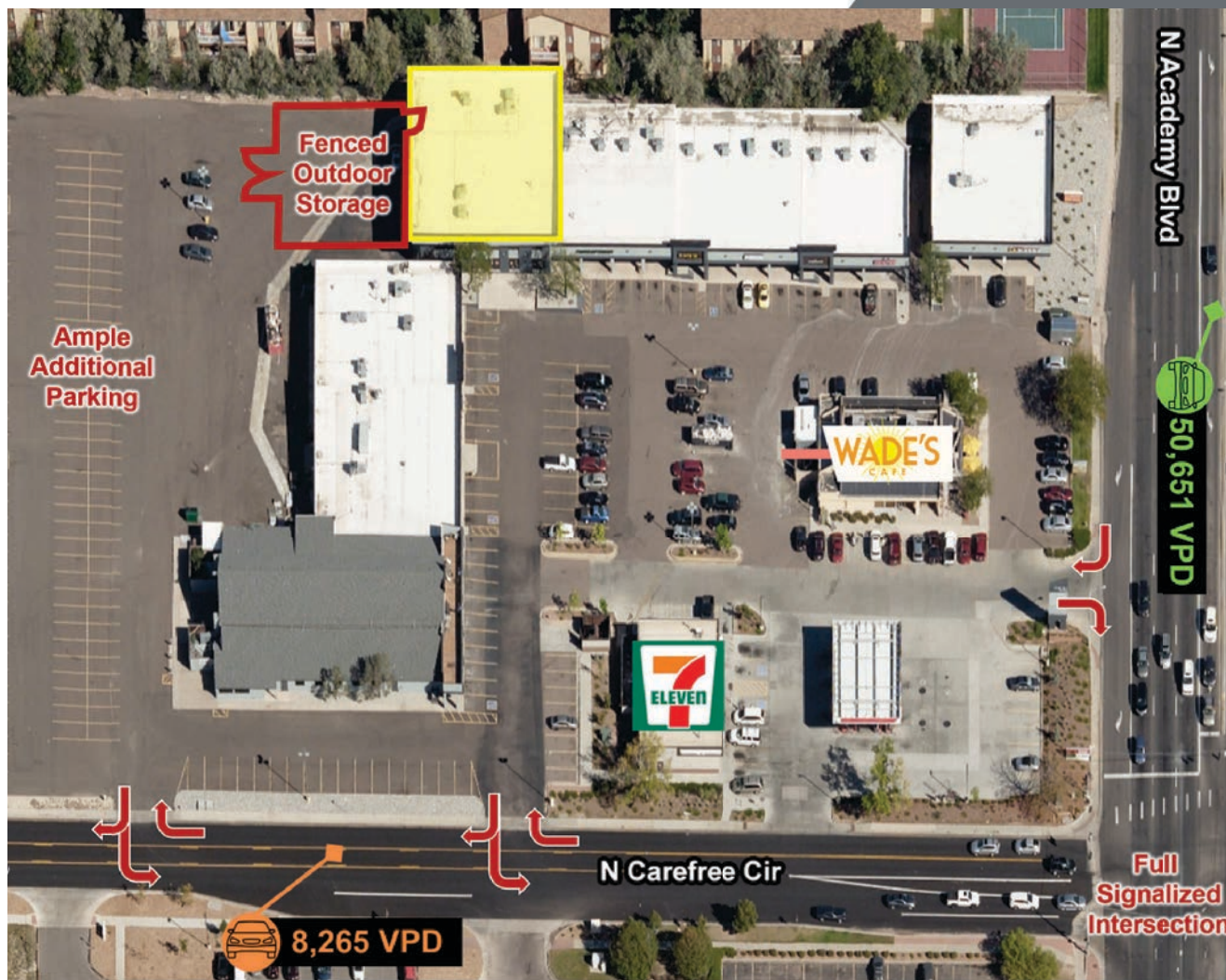
HOUSEHOLDS

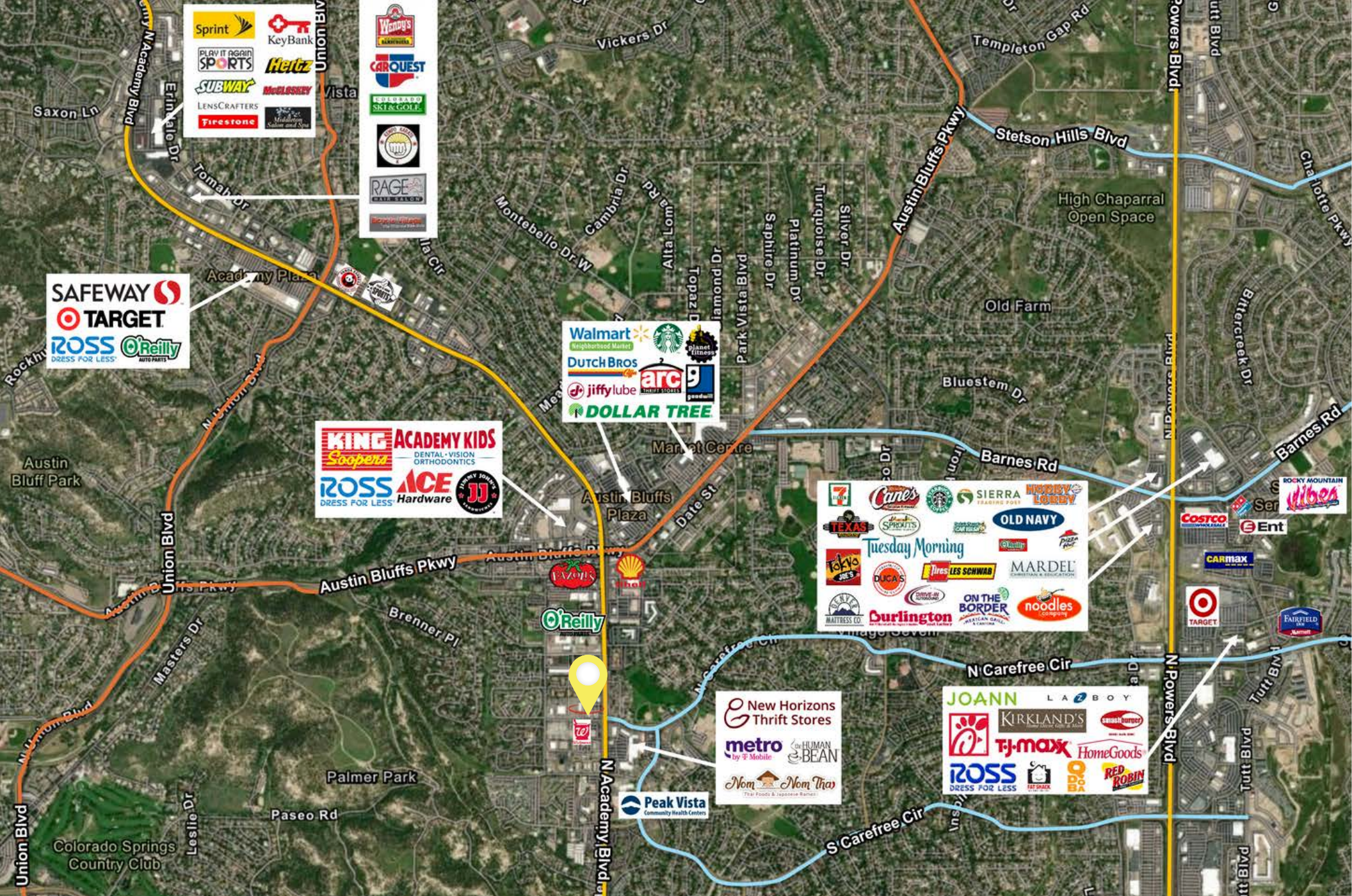
\$88,221

AVERAGE HHLD
INCOME

PLAZA 3500 | OFFICE/FLEX AVAILABLE FOR LEASE

BIRDSEYE VIEW & ALLEY ACCESS





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2 N Cascade Ave Suite 300, Colorado Springs, CO 80903



719-577-0044



highlandcommercial.com

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