

**OFFICE FOR LEASE**

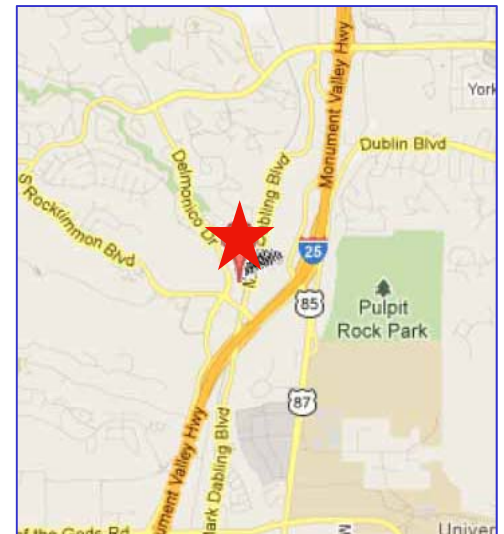
# UMB BUILDING

5825 Delmonico Drive  
Colorado Springs, CO 80919

**8,493 RSF AVAILABLE**



<b>BUILDING SIZE</b>	40,048 RSF	
<b>AVAILABLE SPACE</b>	Suite 300 -	2,219 rsf
	Suite 320 -	3,295 rsf
	Suite 360 -	2,982 rsf
<b>LEASE RATE NNN</b>	From \$13.00 psf, NNN	
<b>EXPENSES</b>	\$7.80 per rentable square foot (2012 estimate)	
<b>TENANT IMPROVEMENTS</b>	Negotiable	
<b>PARKING RATIO</b>	3.5 spaces per 1,000 rsf	
<b>YEAR CONSTRUCTED</b>	1985	



**FOR MORE INFORMATION, PLEASE CONTACT:**

**Peter Scoville**  
Principal  
(719) 634-1500  
pscoville@coscommercial.com



**COLORADO SPRINGS COMMERCIAL**

2 North Cascade Avenue, Suite 610  
Colorado Springs, CO 80903  
(719) 634-1500

[www.coscommercial.com](http://www.coscommercial.com)



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## OFFICE FOR LEASE

## 8,493 RSF AVAILABLE

The UMB Bank Building is located in the heart of the Colorado Springs Tech Center. With its centralized location and close proximity to the CBD, North Colorado Springs, and a multitude of restaurants, hotels and services, this building is ideal for tenants ranging in size from 1,000 square feet to 7,500 square feet. The recently upgraded common areas, restrooms and elevator cabs display the true quality of this building and ownership.



## Building Features & Amenities

UMB Bank's amenity package includes:

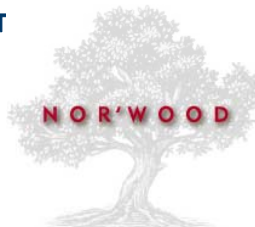
- FedEx / USPS drop boxes
- retail bank on first level
- prominent building signage
- central location
- local ownership
- adjacent to Bradford Suites Hotel and the North Pointe Retail Center



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