THE ATRIUM AT NORTH POINTE

6005 Delmonico Drive
Colorado Springs, CO 80919

OFFICE FOR **LEASE**

11,050 RSF AVAILABLE

BUILDING SIZE	48,799 RSF
AVAILABLE SPACE	Suite 130 - 3,042 rsf Suite 225 - 8,008 rsf (divisible)
LEASE RATE NNN	Starting from $14.00 psf, NNN
EXPENSES	$8.26 per rentable square foot (2012 estimate)
TENANT IMPROVEMENTS	Negotiable
PARKING RATIO	5 spaces per 1,000 rsf
YEAR CONSTRUCTED	1998

FOR MORE INFORMATION, PLEASE CONTACT:

Peter Scoville
Principal
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NOR'WOOD

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The Atrium at North Pointe, located in the heart of the Colorado Springs Tech Center, Provides the most discriminating tenant with one of Colorado Springs' newest Class A office buildings, complete with state-of-the-art operating systems and high quality tenant finish. The Atrium is centrally located in Colorado Springs' northern submarket with immediate access to Interstate 25, both north to Denver and south to the CBD. Its location also provides unmatched access to retail services, which include restaurants, hotels and shopping, as well as proximity to executive housing.

Building Features & Amenities

The Atrium at North Pointe's amenities include:

- FedEx/USPS drop boxes
- prominent building signage
- central location
- local ownership
- loading dock
- immediate access to hotels, restaurants
- close proximity to the North Pointe Retail Center

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