

Prime Powers Corridor Office

FOR LEASE

SOUTHEAST OF DUBLIN BLVD & TUTT BLVD
COLORADO SPRINGS, CO 80923

NOW PRE-LEASING
PRIME
Medical & Dental Space



Rendering Based on approved
Development Plan for 2 Story Medical Office

PROPERTY INFORMATION

Lease Rate	Parcel Size
\$18.00/SF	1.972 Acres
\$8.00/SF NNN	(85,919 SF)
Available Space	Zoning
21,250 SF (demisable)	OC (Office Complex)

DEMOGRAPHICS

2017 Estimate

RADIAL DISTANCE

	MILE 1	MILE 3	MILE 5
Population	16,916	105,614	210,019
Avg HH Income	\$88,245	\$93,372	\$89,594
No of Households	5,981	37,573	78,711

DRIVE TIME

	5 MIN	10 MIN	15 MIN
Population	15,204	104,964	225,642
Avg HH Income	\$83,458	\$94,729	\$88,781
No of Households	5,346	37,514	84,082



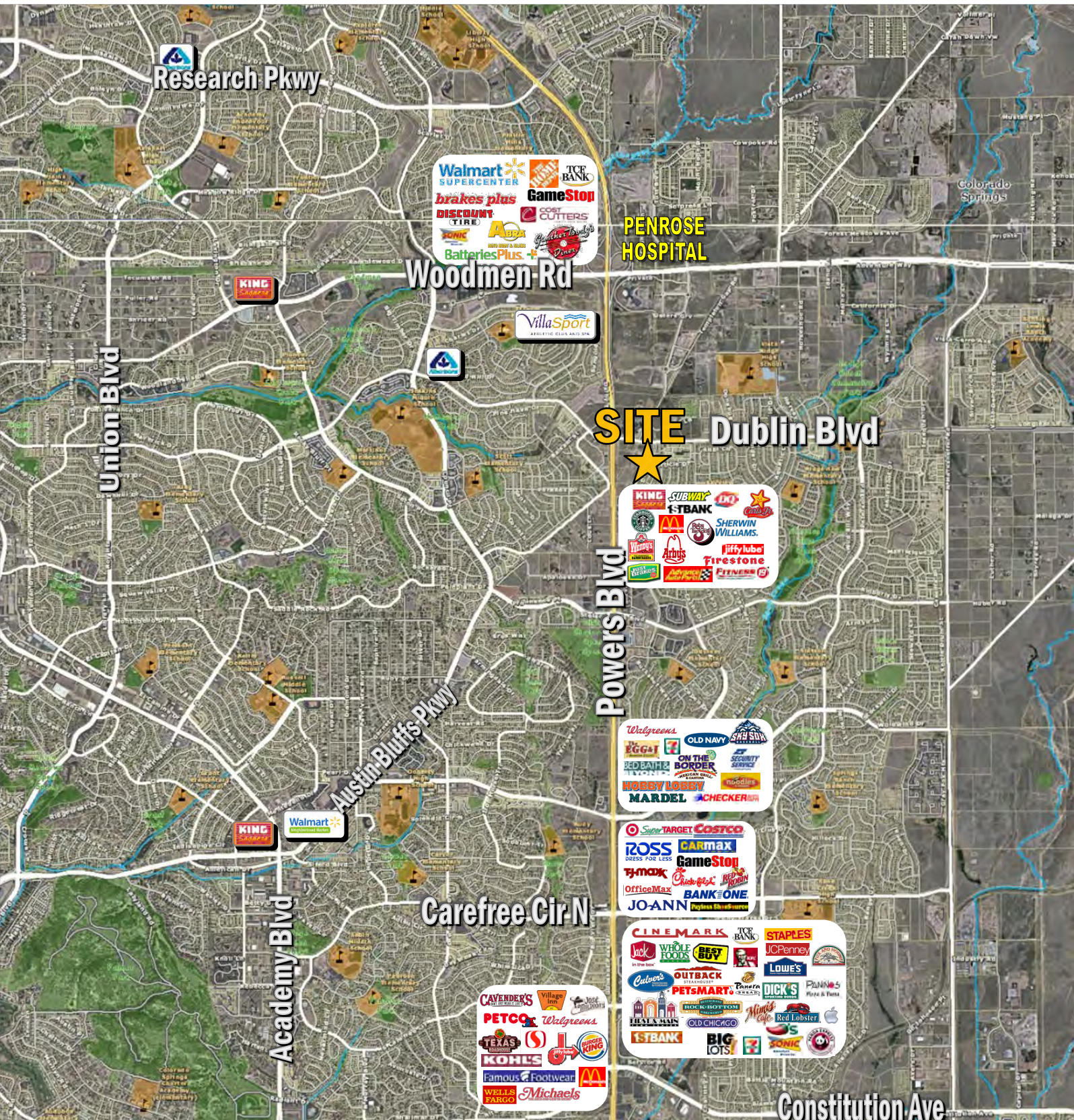
OLIVE REAL ESTATE GROUP, INC
102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903

Jim DiBiase
jimd@olivereg.com

Paul Rubley
paulrubley@olivereg.com



Prime Powers Corridor Office



OLIVE
REAL ESTATE
GROUP, INC.

Jim DiBiase
jimd@oliverreg.com

Paul Rubley
paulrubley@oliverreg.com

www.oliverreg.com / 719-598-3000