



SUBLEASE

# 5739

## Observation Court



# FEATURES



**Size:** 5,800 SF



**Annual Rate:** Negotiable



**Lease Expiration:** Through April 2026



**Buildout:** Some office, mostly warehouse



**Condition:** Well-maintained property



**Location:** Prime location near the Colorado Springs Airport with great access to major roadways



**Loading:** 1 drive-in door (14' clear height) on the building and another dock-high loading ramp adjacent to the building



**Office Layout:** 500 SF with a small reception area, 2 private offices, a small breakroom, and a restroom



**Warehouse Layout:** 2 large storage rooms connected to the warehouse and 1 restroom in the warehouse

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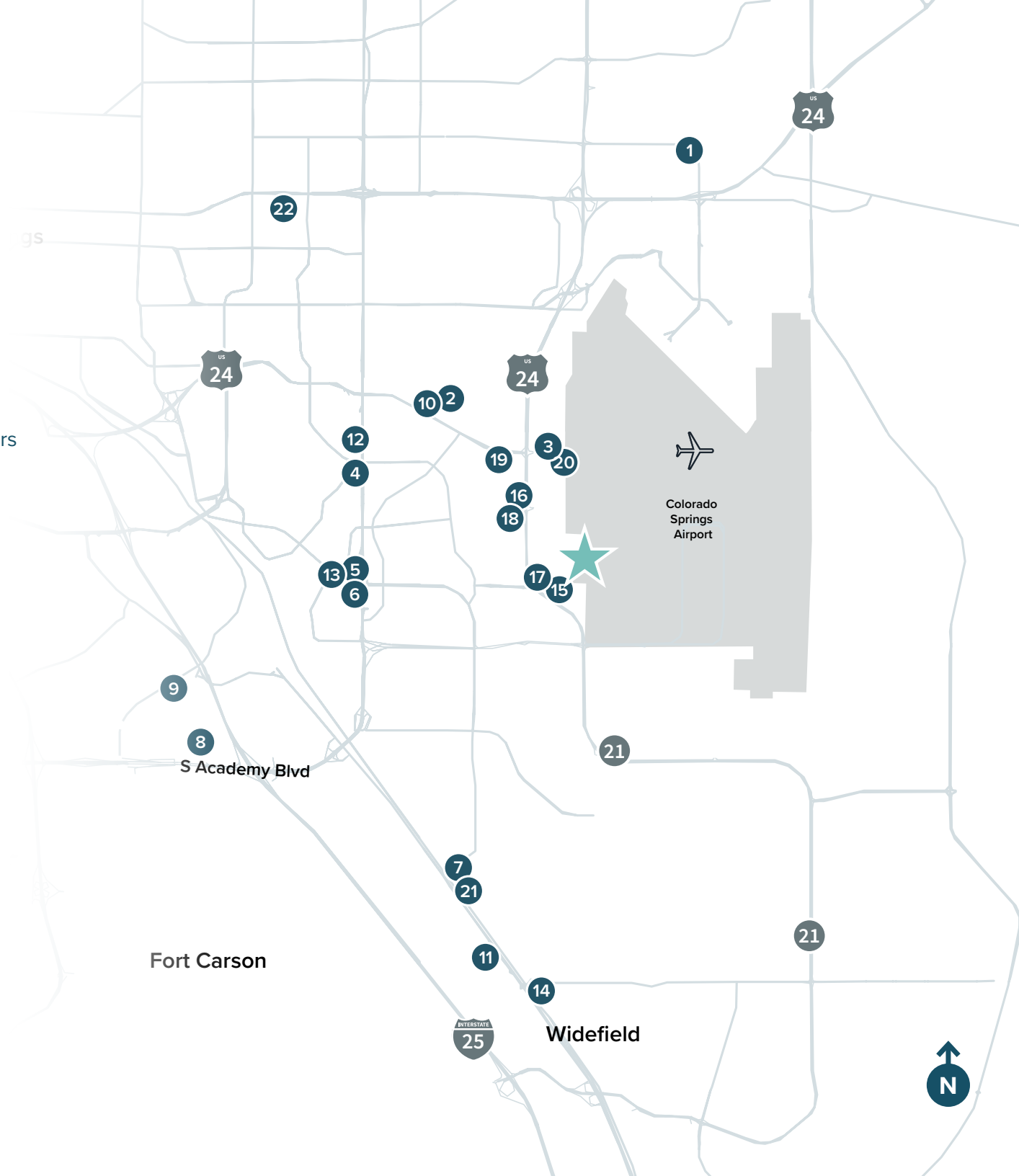
# SURROUNDING AMENITIES

1. World Golf & Sand Creek Golf Course
2. Starbucks
3. The Airplane Restaurant
4. Tong Tong
5. El Super Taco
6. Felipe's 109
7. East Dragon Chinese Restaurant
8. Freddy's Frozen Custard and Steakburgers
9. Daniel's Taco Shop
10. Safeway
11. Walmart
12. Walmart
13. King Soopers
14. Dollar General
15. Tru by Hilton
16. Hampton Inn
17. Homewood Suites by Hilton
18. Quality Inn
19. Home2 Suites by Hilton
20. Radisson Hotel
21. UMB Bank
22. Academy Bank

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