

Astrozon Plaza Retail Space For Lease

3750 - 3770 ASTROZON BLVD. • COLORADO SPRINGS, CO 80910

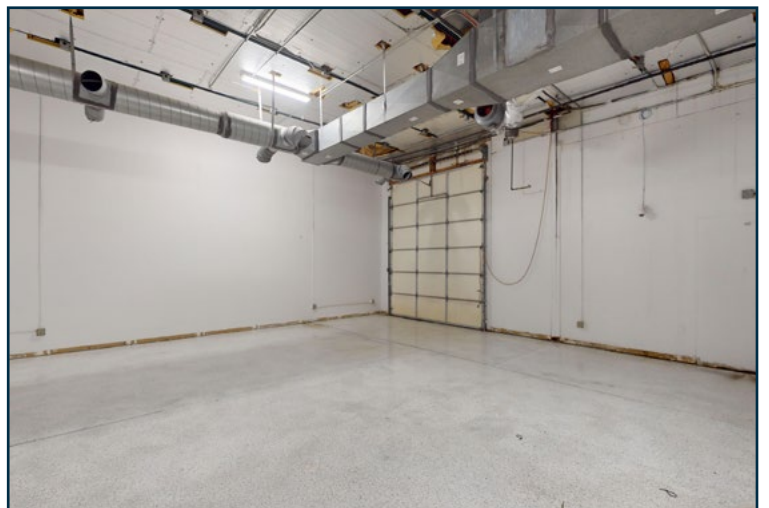
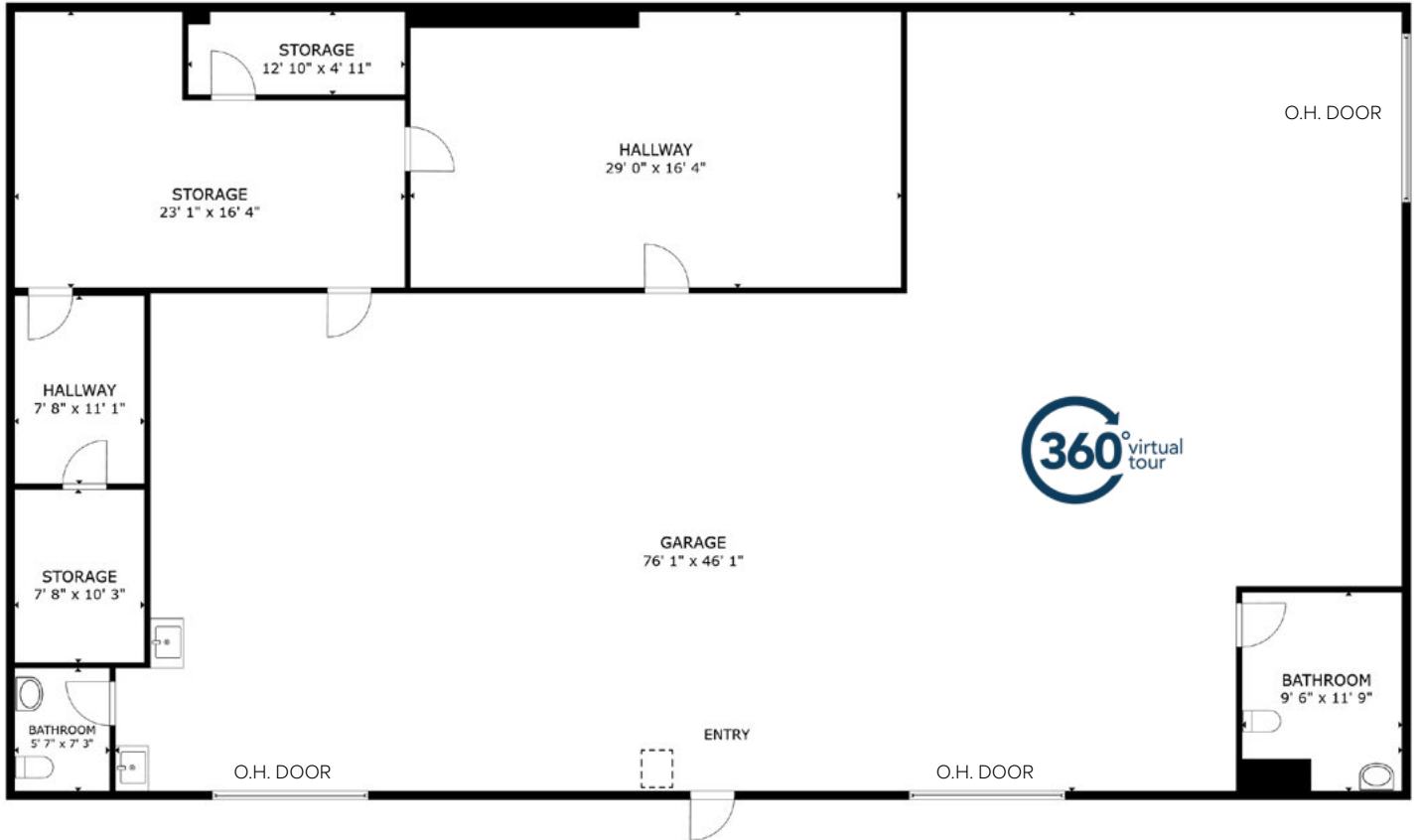


ASTROZON PLAZA, is an 18,334 SF multi-tenant retail center positioned just off Academy Boulevard - one of Colorado Springs' busiest commercial corridors. The property offers excellent visibility, abundant parking, and flexible suite configurations suitable for retail, service or flex users.

- **Flexible suite options** from 1,200 SF - 4,040 SF
- Suite 120 features a large open garage/warehouse with (3) overhead doors
- **Pylon and building signage available**
- **Excellent parking and easy access**
- **High ceilings** perfect for storage, production, or showroom use
- **Competitive lease rates** for value-driven tenants
- Suitable for retailers, fitness concepts, service businesses, and contractors

CENTER SIZE:	18,334 SF
AVAILABLE SPACE:	3750 Astrozon #120: 3,781 SF 3750 Astrozon #130: 2,210 SF 3750 Astrozon #140: 1,200 SF 3758 Astrozon Ste B: 4,040 SF
LEASE RATE:	\$13.00 / SF + NNN
NNN EXPENSES:	\$2.25 (2025 Est.)
ZONING:	MX-L P AO
YEAR BUILT:	1985
TOTAL PARKING:	155 spaces
PARKING RATIO:	5.45/1,000 SF
CEILING HEIGHT:	18'

3750 ASTROZON BLVD #120
3,781 SF +/-



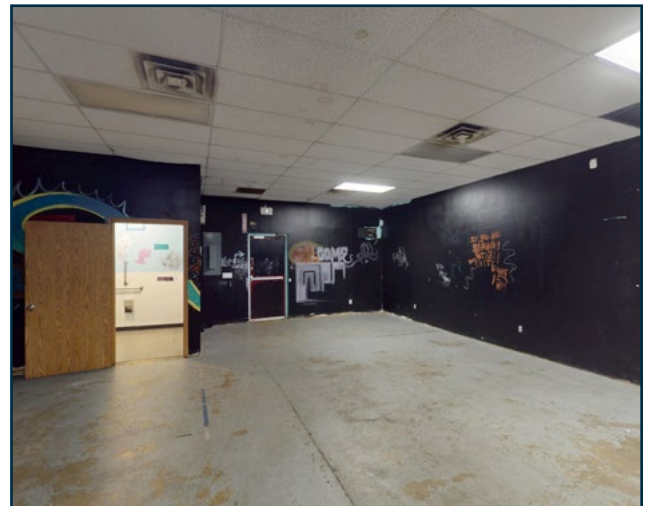
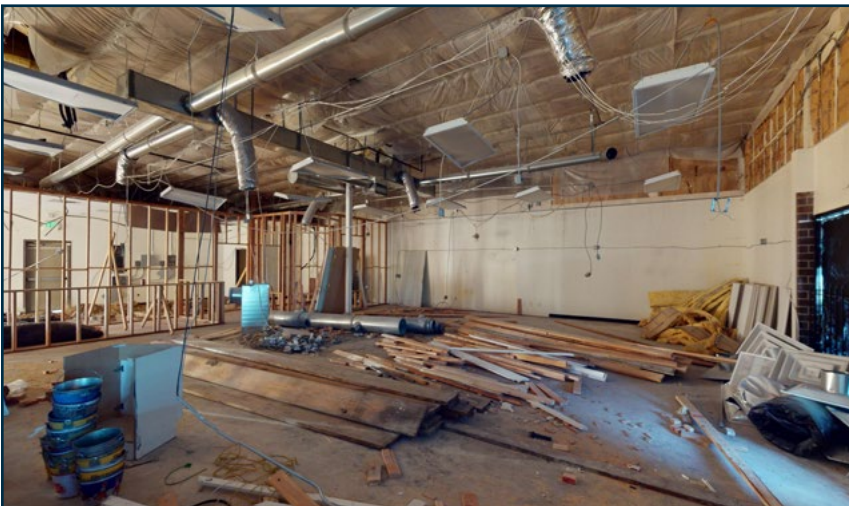
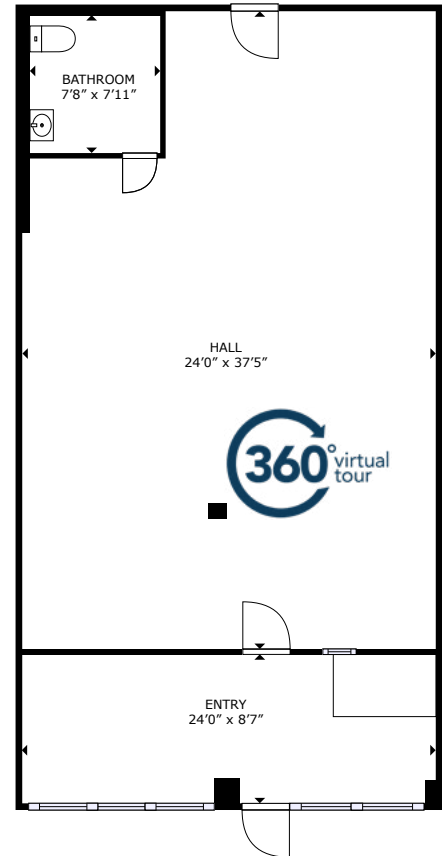
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3758 ASTROZON BLVD
4,040 SF +/-



3750 ASTROZON BLVD #140
1,200 SF +/-



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