OFFICE SPACE FOR LEASE

5527 N Union Boulevard, Colorado Springs, CO 80918

OVERVIEW

Professional office building located on Union Boulevard a few blocks north of the intersection of Academy and Union. The owners have recently renovated the building and the suite is move-in ready. Suite 203 consists of a nice reception/waiting room, four offices with exterior windows and in-suite water. The first floor is handicap accessible with a conference room available by appointment.

Please call for more information and to schedule a private showing.

Suite:	Space Available:	Lease Rate:
203	986 SF	$1,300 / Month (Gross)

*Available 7/1/2026

HIGHLIGHTS

- Quiet and Clean
- Recently Renovated
- Spacious Offices
- Exterior Office Windows
- In-Office Water

Lease Rate:	Space Available:	Building Size:	Lot Size:	Zoning:
$1,300 / Month (Gross)	986 SF	7,570 SF	0.3 Acres	OR

OUR NETWORK IS YOUR EDGE.

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Rev. 05/21/26

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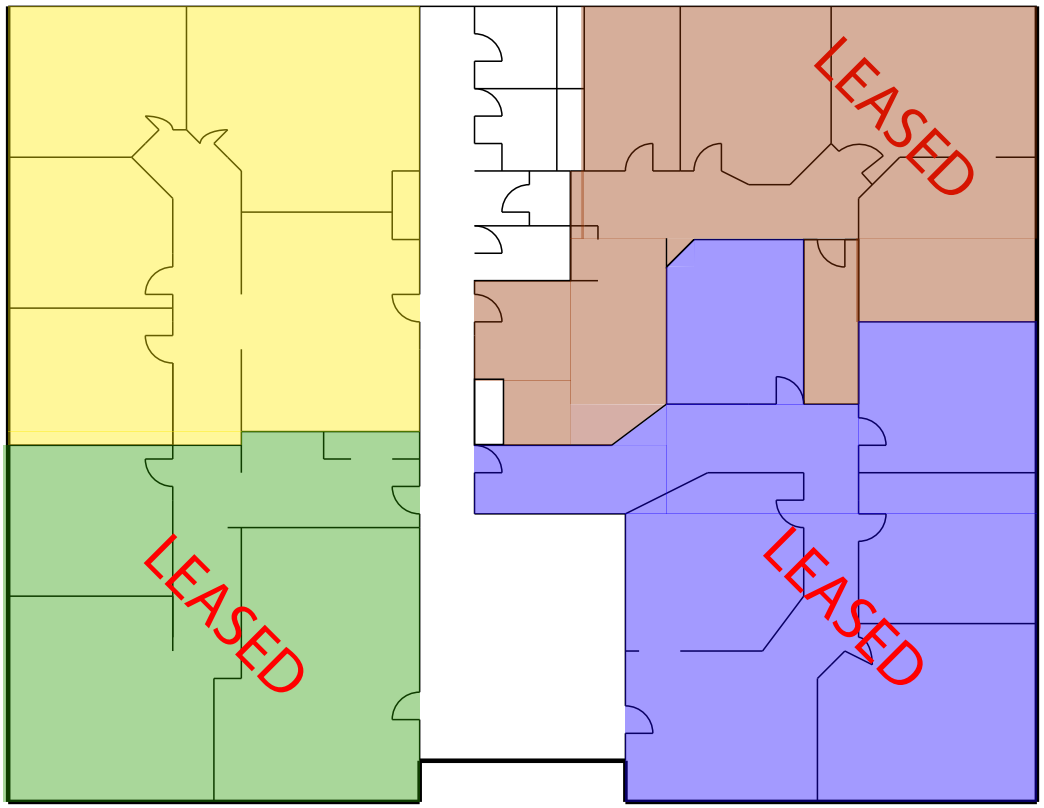
SUITE 203
986 RSF

SUITE 202
894 RSF



SUITE 201
810 RSF

SUITE 200
1,142 RSF

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DEMOGRAPHICS

114,263
Population

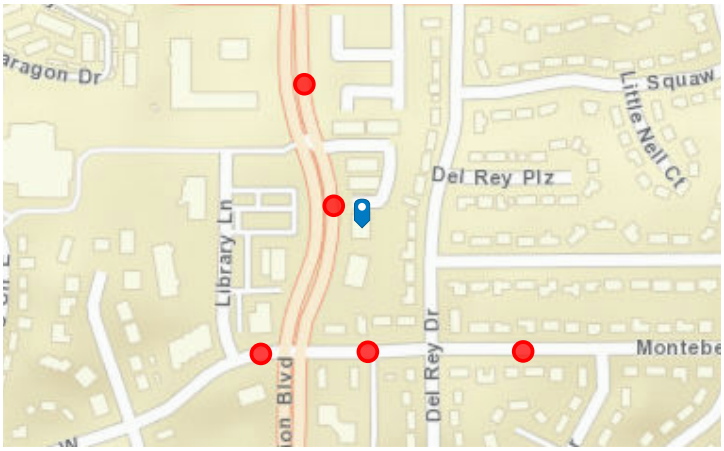
37.1
Median Age

2.4
Average Household Size

$66,488
Median Household Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Montebello Dr W	27,165	0.0
N Union Blvd	3,918	0.1
Vickers Dr	30,883	0.1
N Union Blvd	4,660	0.1
el Capitan Dr	2,219	0.1



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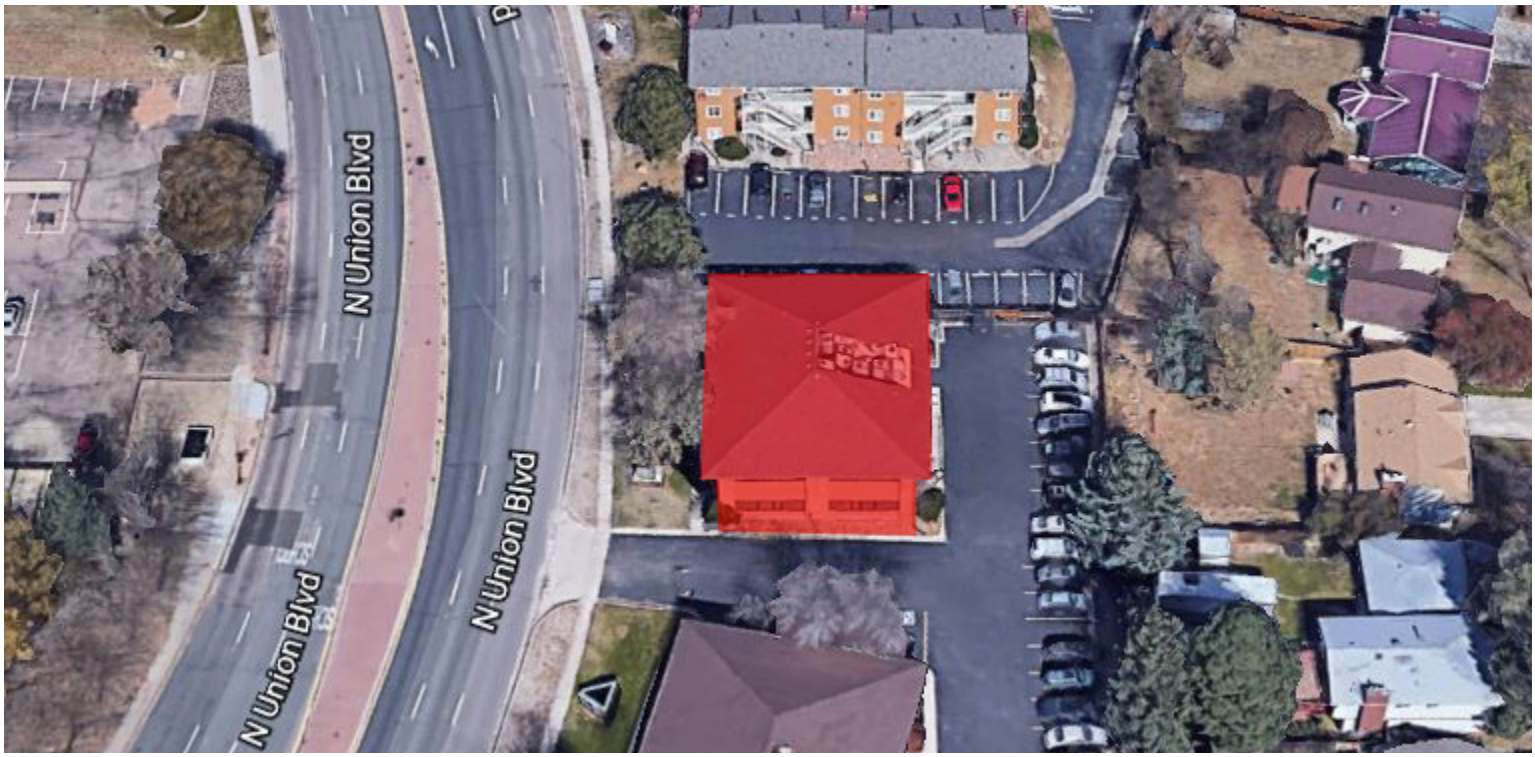

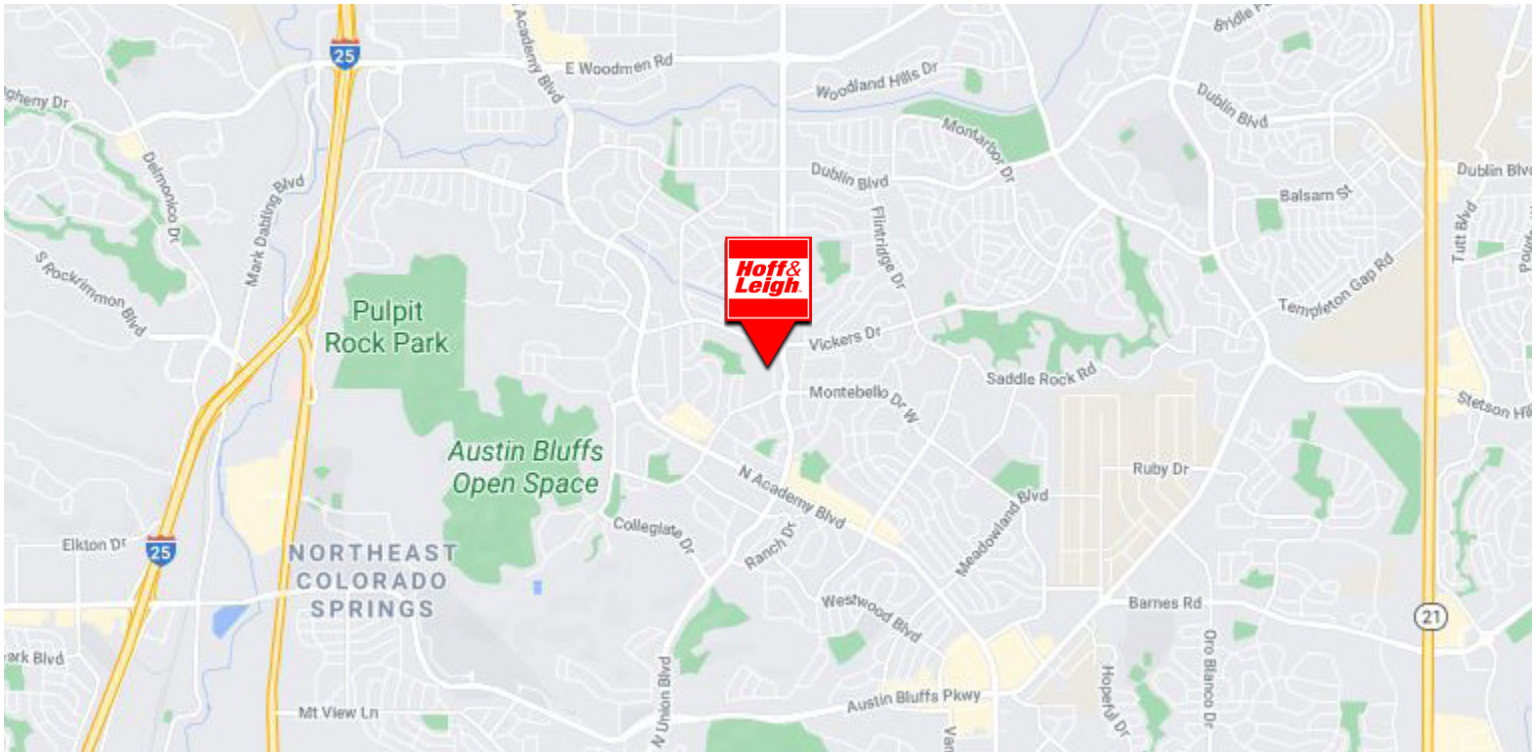

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