

# THE ATRIUM AT NORTH POINTE

6005 NORTH DELMONICO DRIVE :: COLORADO SPRINGS, CO 80919



## PROPERTY HIGHLIGHTS

- Spacious, Welcoming Atrium
- Generous Exterior & Interior Glass
- Open Work Environments
- Natural Lighting & 10' High Ceilings
- Remarkable Views:
  - West – Pikes Peak
  - East – Pulpit Rock & UCCS
  - South – Downtown Colorado Springs
- Unparalleled Submarket Amenities
- Premier Landlord
- Efficient & Well Maintained Building
- Immediate Interstate Access
- Easy Employee Commute:
  - 15 Minutes to Monument
  - 10 Minutes to Downtown
  - 20 Minutes to Fountain
  - 20 Minutes to Falcon
- Dock Access
- Above-Average Parking

FOR MORE  
INFORMATION  
PLEASE CONTACT

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**MILLENNIUM**  
COMMERCIAL REAL ESTATE  
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OFFICE SPACE AVAILABLE

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UNIVERSITY VILLAGE & TECH CENTER

NORWOOD

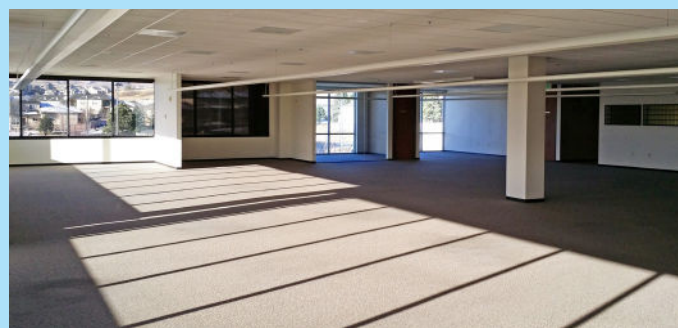
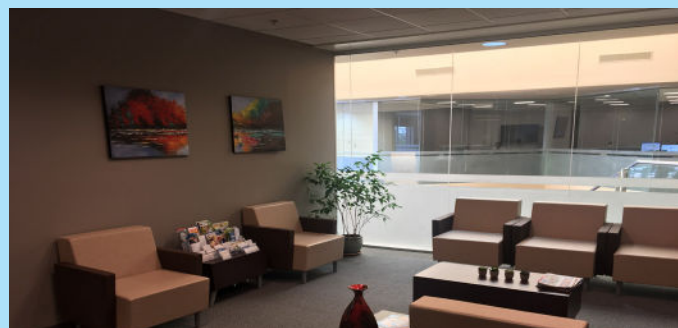
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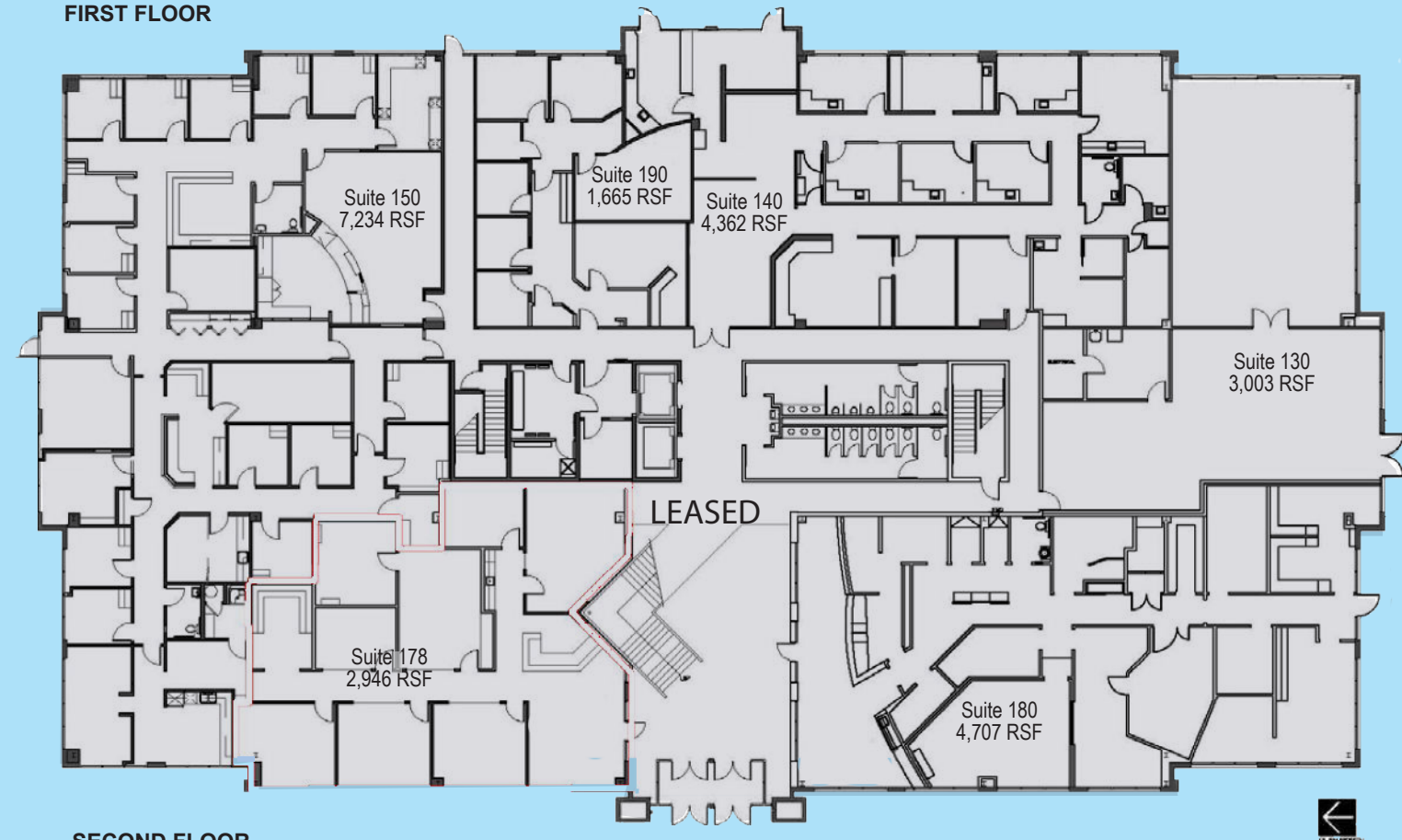
The Atrium at North Pointe is located in one of Colorado Springs most exciting submarkets. The University Village & Tech Center submarket is located on the North Nevada / I-25 intersection and is the focal point of new development for higher education, medical services, science and research, premium retail, as well as premier multi-family and luxury student housing. The Atrium is currently offering 20,397 square feet for lease. The building provides tenants with an open work environment and spacious 10' ceilings, adding to the welcoming atmosphere, generous use of natural light, and glass exteriors. Tenants will also enjoy the beautiful views of Pikes Peak, Pulpit Rock, and downtown Colorado Springs, as well as the immediate access to numerous open spaces, paved trails, the newly expanded 550 acre Ute Valley Park, and the unmatched retail and restaurant amenities of University Village Shopping Center.

## LEASING INFORMATION

|                     |                             |
|---------------------|-----------------------------|
| BASE RENT:          | \$18.00/RSF                 |
| NNN:                | \$10.25/RSF (2023 estimate) |
| BUILDING SF:        | 48,799 RSF                  |
| AVAILABLE SPACE:    | Suite 275: 3,629 RSF        |
| MAXIMUM CONTIGUOUS: | 3,629 RSF                   |
| PARKING:            | 5 / 1,000 RSF               |
| LOAD FACTOR:        | 1.15                        |
| STORIES:            | 2                           |
| YEAR BUILT:         | 1998                        |



FIRST FLOOR



SECOND FLOOR

