

CLASS A OFFICE SPACE FOR LEASE

NORTH CREEK I, II & III

5725, 5755 & 5775 Mark Dabling Boulevard
Colorado Springs, CO 80919



YOUNAN PROPERTIES

*A different way of thinking.
A better way of working.*



FULL PERIMETER GLASS FOR UNOBSTRUCTED MOUNTAIN VIEWS

HIGHLIGHTS:

- 3-BUILDING CAMPUS IN NORTH COLORADO SPRINGS TOTALING 321,586SF WITH SPACES AVAILABLE FROM 1,451SF TO 66,915SF
- STRONG CO-TENANTS SUCH AS AAA AND PMC SIERRA
- EXCELLENT VISIBILITY FROM I-25 AND CONVENIENT ACCESS
- ON-SITE AMENITIES:
 - FITNESS CENTER WITH SHOWERS AND LOCKERS
 - BUILDING TRAINING/CONFERENCE CENTER
 - FULL-SERVICE CAFÉ OFFERING SALAD BAR AND FOOD COOKED TO ORDER
 - WI-FI ACCESSIBILITY IN LOBBY/ATRIUM AREAS
 - FULL ENGINEERING STAFF
- 4:1,000SF SURFACE PARKING; 1:1,000SF CAN BE COVERED
- LOADING DOCK
- PROPERTY IMPROVEMENTS UNDERWAY; COMMON AREA RENOVATIONS AND UPGRADES PLANNED FOR 4Q2015



Full Service Café



BUILDING AVAILABILITIES

5725 MARK DABLING BLVD - NORTH CREEK I

Suite 100	7,736SF
Suite 110	7,115SF*
Suite 130	6,218SF*
Suite 140	1,451SF
Suite 150	25,927SF

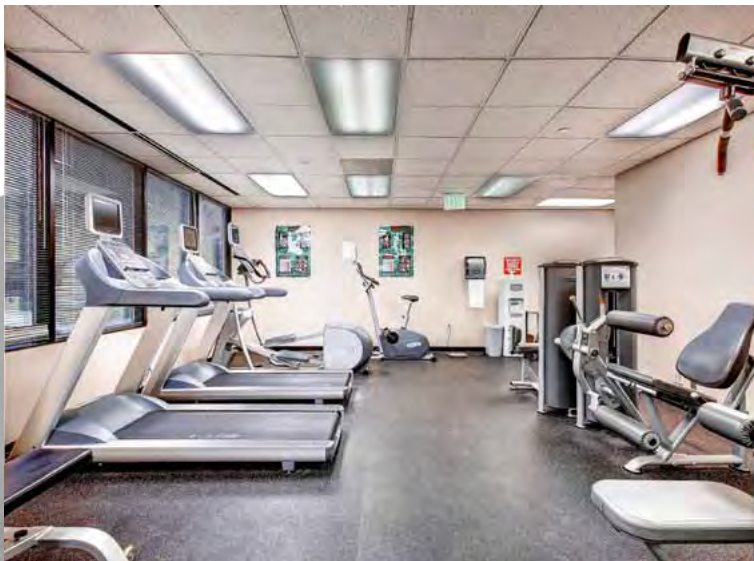
*Contiguous to 13,333sf



5755 MARK DABLING BLVD - NORTH CREEK II

Suite 230	1,729SF*
Suite 240	1,802SF*
Suite 360	2,156SF

*Contiguous to 3,531sf



5775 MARK DABLING BLVD - NORTH CREEK III

Suite 105	18,645SF
Suite 110	4,661SF*
Suite 150	12,409SF*
Suite 200 - Available 11/1/2016	66,915SF

*Contiguous to 17,070sf

**EXCELLENT LOCATION NEAR INTERCHANGE
MANY AMENITIES NEARBY**

UNIVERSITY VILLAGE COLORADO

Food:

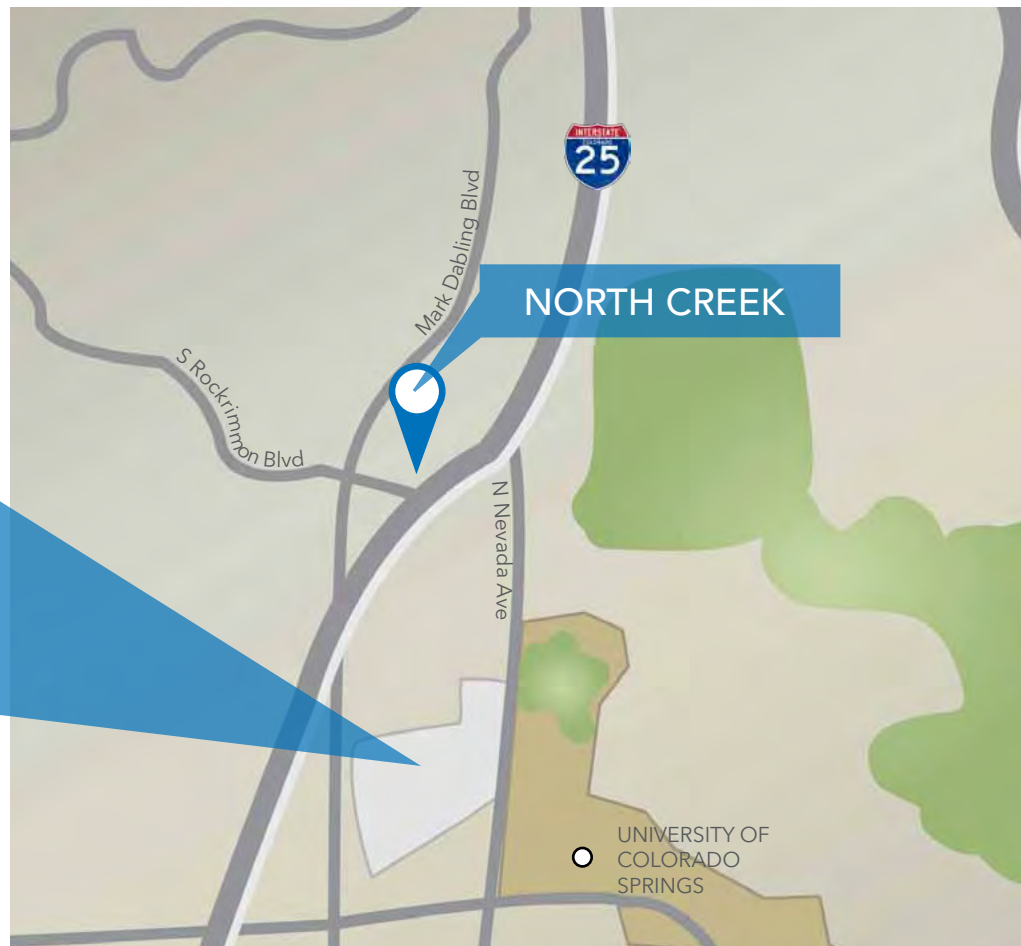
- Bone Fish Grill
- Chipotle
- Cowboy Star Restaurant & Butcher Shop
- Glacier Homemade Ice Cream
- Hacienda Colorado
- Il Vicino
- Keva Juice
- Noodles & Co.
- Nothin Bundt Cakes
- Over Easy
- Panera Bread
- Starbucks
- The Pita Pit
- Tokyo Joe's
- Trader Joe's
- Smashburger
- WhichWich
- Colorado Running Company

Retail:

- Colorado Rockies Dugout Store
- Costco
- GoWireless
- Interstate All Battery Center
- Johannes Hunter Jewelers
- Kohl's
- Lowe's
- MacSuperstore
- Max Muscle
- Stein Mart
- XS Threadz
- Wild Bird Center

Services:

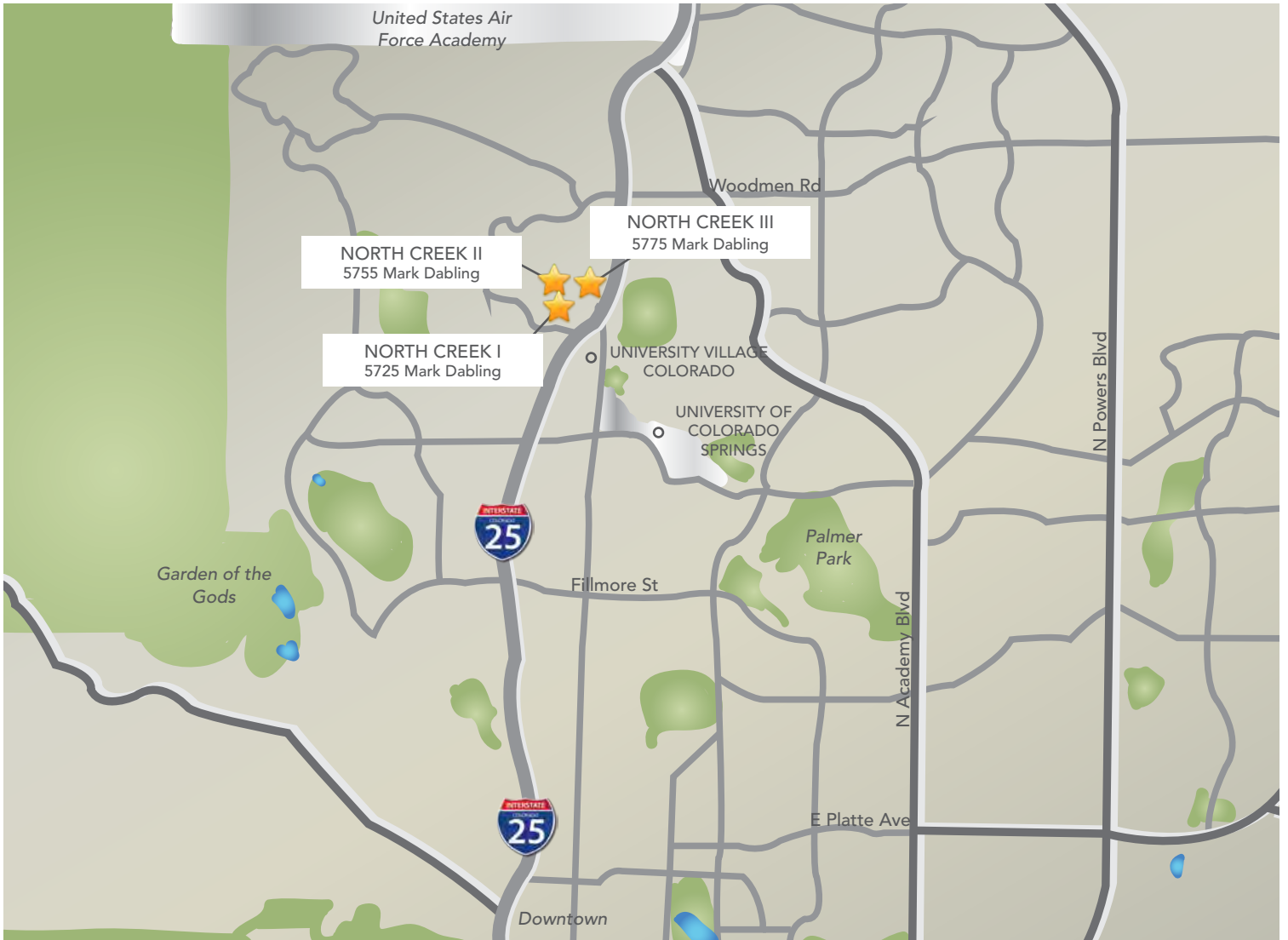
- America's Retirement Store
- Aspen Kitchen & Bath
- Comcast/Xfinity
- GoWireless
- Kineo Fit
- Locals Barbershop
- Low T Center
- Massage Green Spa
- PostalAnnex
- The Mutual Fund Store
- The Springs Modern Dentistry
- Supercuts
- Tan Your Hide
- TruHealthDr
- Veda Salon & Spa
- BJ's Restaurant/Brewhouse



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