



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

NORTH CREEK

OFFICE COMPLEX



5725, 5755, & 5775 MARK DABLING BLVD. COLORADO SPRINGS, CO



Alturas
Capital
Partners

NORTHCREEK

The NorthCreek Office Complex is Colorado Springs' most exceptional office park with an unmatched building amenities package and room for expansion within its 324,000-square-foot, 3-building complex. North Creek is perfectly situated in the heart of Colorado Springs on Mark Dabbling at I-25.

BUILDING SIZE:

North Creek I: 110,795 SF
North Creek II: 106,325 SF
North Creek III: 108,349 SF

LEASE RATES:

From \$19.00 per RSF NNN

OPERATING EXPENSES:

North Creek I: \$8.34/RSF (2024 estimate)
North Creek II: \$9.04/RSF (2024 estimate)
North Creek III: \$8.42/RSF (2024 estimate)

PARKING:

4:1,000 RSF

AVAILABLE SPACE

North Creek I 5725

Suite 200: 24,029 RSF (Summer 2025)
Suite 200B: 12,438 RSF
Suite 200/200B 36,467 RSF contiguous

North Creek II 5755

Suite 300: 17,838 RSF (1/1/27)
Suite 325: 5,985 RSF
Suite 375: 5,442 RSF
Suite 325/375 11,427 RSF contiguous

North Creek III 5775

Suite 115: 1,101 RSF
Suite 125: 1,327 RSF
Suite 130: 1,499 RSF
Suite 150: 12,641 RSF
Suite 195: 980 RSF

FEATURES

Wifi access in Lobby, Atriums, and Courtyards

Visibility and easy access from I-25

Strong parking ratio with covered parking available

On-site Cafe

Renovated Fitness Center

Showers and Lockers in all three buildings

Renovated Training/Conference Center

Engineering Staff & On-site Property Management

State-of-the-art Telecommunications

Campus Environment

Full perimeter glass for unobstructed Front Range views

Walking trail with direct access to University Village

Indoor Eating Areas

Loading Dock

Outdoor collaboration areas designed to energize, inspire and connect

North Creek I
5725
2nd Floor

DOWNLOADS



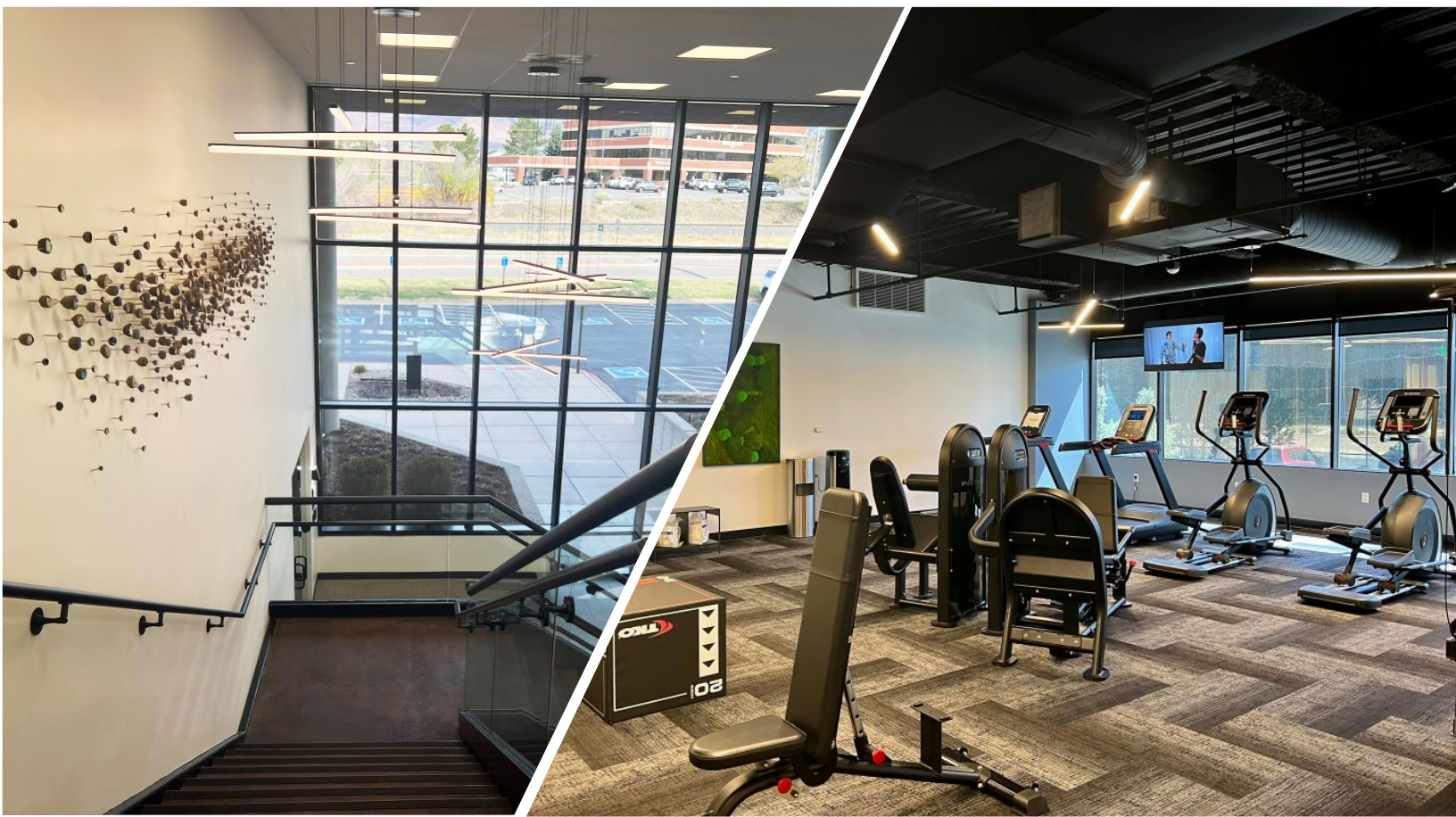
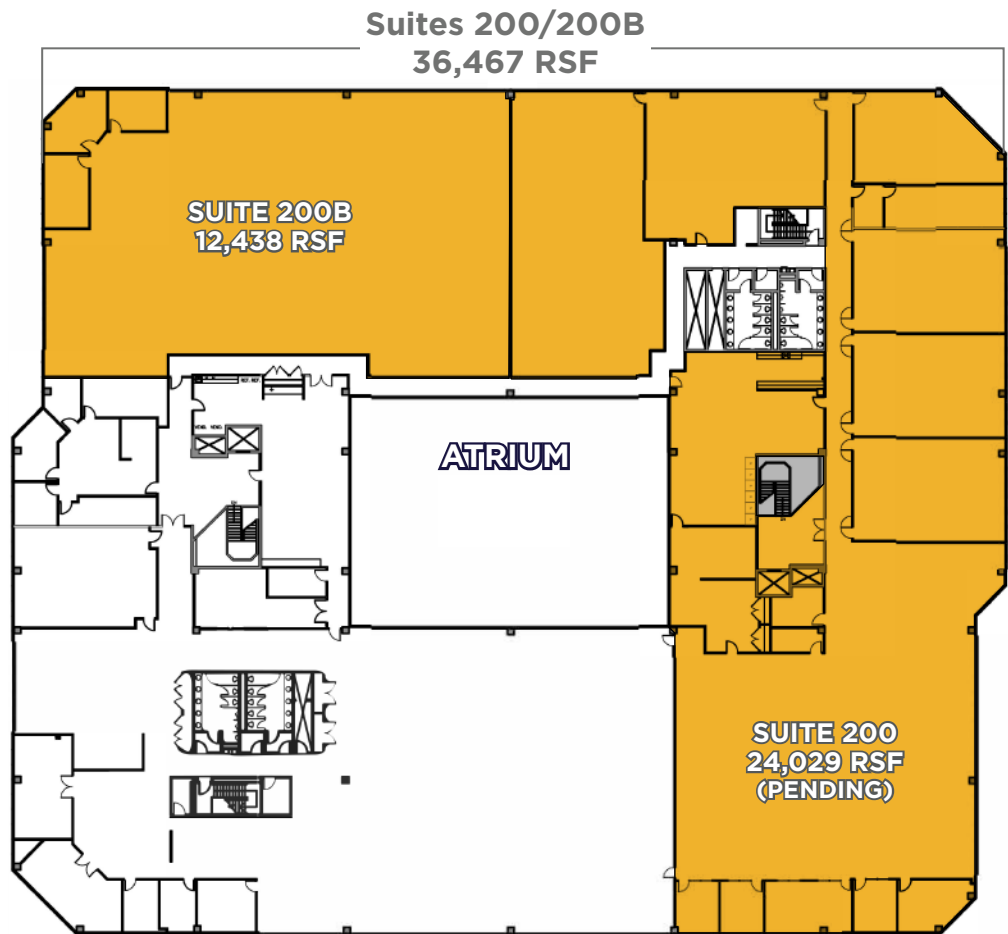
SUITE 200



SUITE 200B



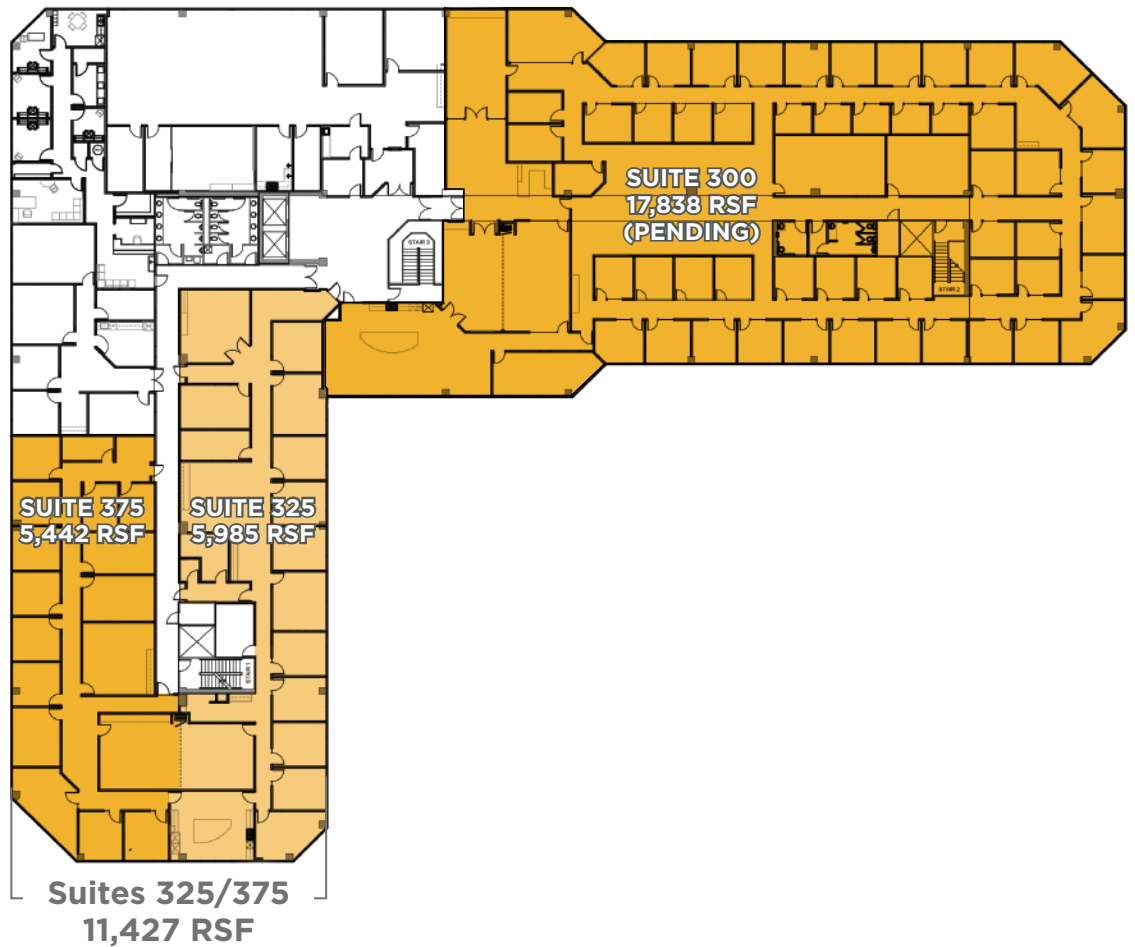
SUITES
200/200B



North Creek II
5755
3rd Floor

DOWNLOADS

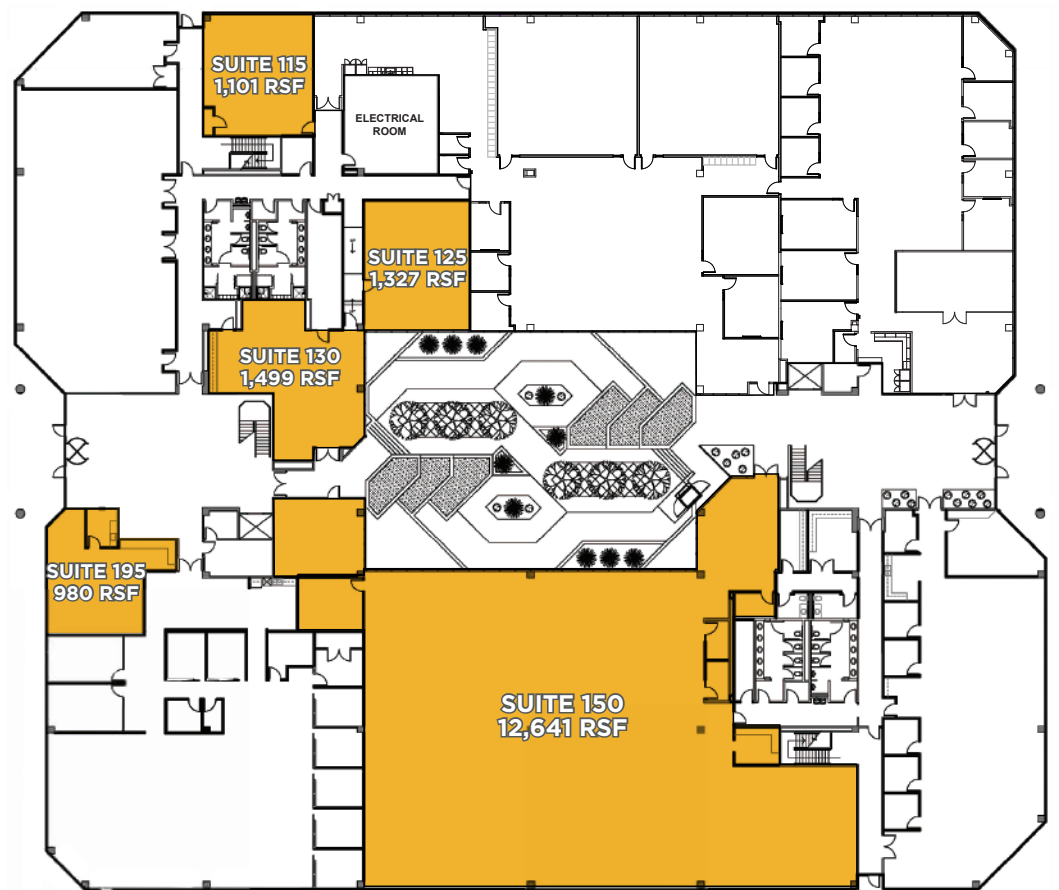
- ↓ SUITE 300
- ↓ SUITE 325
- ↓ SUITE 375
- ↓ SUITES 325/375



North Creek III
5775
1st Floor

DOWNLOADS

- ↓ SUITE 115
- ↓ SUITE 125
- ↓ SUITE 130
- ↓ SUITE 150
- ↓ SUITE 195

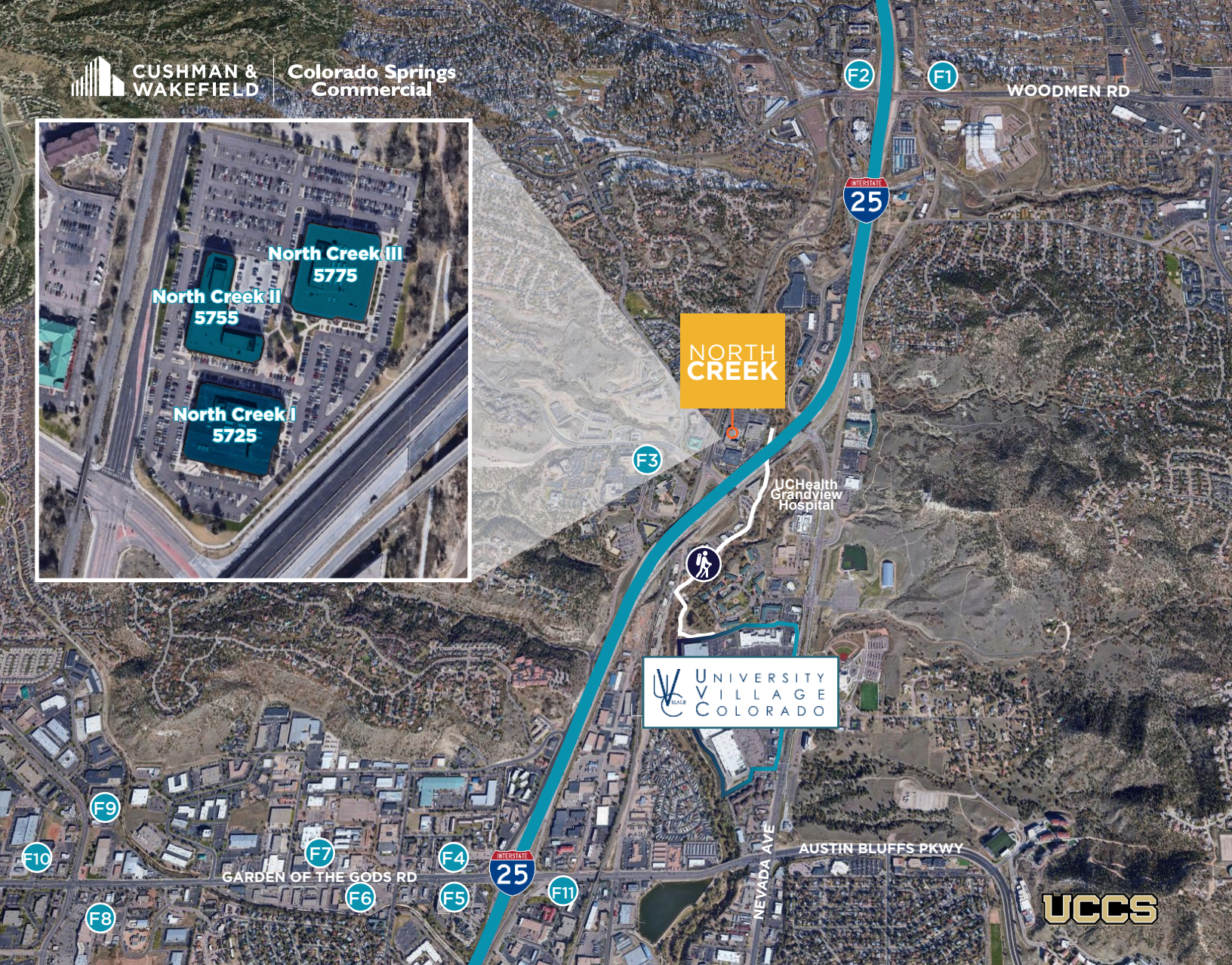






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FOOD

- F1** ViewHouse
Carraba's
- F2** Tilted Kilt
Outback Steakhouse
Old Chicago
The Margarita
- F3** Ziggi's Coffee
- F4** Raising Cane's
QDOBA
Kairo's Coffee
Arceo's Mexican
- F5** Chick-Fil-A
Freddy's Frozen Custard
In N Out
Village Inn
The Juicy Seafood

- F6** Mollica's Italian
La Baguette
- F7** Dutch Bros. Coffee
Sonic Drive-In
Red Leg Brewing
- F8** Bird Dog BBQ
Starbucks
Subway
- F9** Marigold's Bakery
Zaika Indian
- F10** Black Bear Diner
Trinity Brewing
Dickey's BBQ Pit
Chipotle
Schlotzsky's
- F11** Drifter's Hamburgers

- BJ's Restaurant
- Blue Mountain Creamery
- Bonefish Grill
- Chipotle
- Cowboy Star
- Hacienda Colorado
- Il Vicino
- Keva Juice
- Noodles & Company
- Panera
- Pita Pit
- Sawara Sushi
- Smashburger
- Starbucks
- Tokyo Joe's
- Urban Egg
- Which Wich

- Central Bank
- Colorado Running Company
- Costco
- Duluth Trading Company
- F45 Training
- Kohl's
- LV Nails
- Lowe's
- Massage Green Spa
- Navy Credit Union
- Petco
- Pure Barre
- Springs Modern Dentistry
- Tan Your Hide
- T-Mobile
- Veda Salon & Spa
- Verizon



EXCLUSIVE LEASING AGENTS

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