

CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

4 MINUTES



NEW ROOF AND  
PARKING LOT IN 2023

# 3405 N EL PASO ST

COLORADO SPRINGS, CO 80907



OFFICE/WAREHOUSE

**FOR LEASE**  
**RATE REDUCED**

**FOR SALE**  
**OWNER CARRY AVAILABLE**



# PROPERTY FEATURES

LEASE RATE  
REDUCED!



## LEASE RATE

**Suite A: \$9.00/SF**

**Suite B: \$8.00/SF**



## EXPENSES

**\$2.50 PER RSF**  
(2024 Est.)



## SALE PRICE

**\$1,800,000**

*OWNER CARRY  
AVAILABLE*



## BUILDING SIZE

**12,000 SF**



## OFFICE AREA

**±3,645 SF**



## SITE AREA

**0.62 AC**



## CLEAR HEIGHT

**12'**



## LOADING

**(2) Drive-In  
Doors**



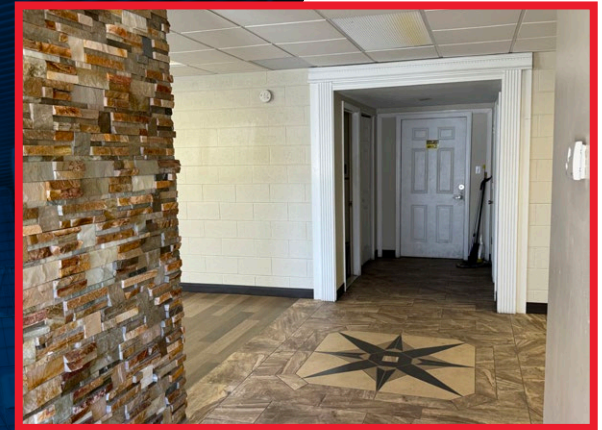
## ZONING

**LI**  
(Light Industrial)



## YEAR BUILT

**1973**





# FLOOR PLAN



\* NOT TO SCALE

## FIRST FLOOR

10'x12'  
OHD Drive-In

WAREHOUSE  
12" CLEAR HEIGHT  
14' TO DECK

WAREHOUSE  
/STORAGE

10'x8' OHD  
Drive-In

GATE

FRONT ENTRANCE

## SECOND FLOOR

BREAKROOM  
/KITCHEN

OPEN OFFICE

WOMEN'S  
MENS

UPPER  
LOBBY

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

BALCONY

## LEASE DEMISING PLAN



**SUITE A**  
**7,445 SF**

3,800 SF  
WAREHOUSE  
3,645 SF  
OFFICE

*Lease Rate: \$9 per RSF*



**SUITE B**  
**4,555 SF**

751 SF  
WAREHOUSE  
3,801 SF  
OFFICE

*Lease Rate: \$8 per RSF*





WINTERS DR  
NICHOLS BLVD  
N CASCADE AVE  
N NEVADA AVE  
NEL PASO ST  
N PROSPECT ST  
E FILLMORE ST  
N HANCOCK AVE

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