



2860 S CIRCLE DR

COLORADO SPRINGS, CO 80906



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

161-3,258 SF
OFFICE SPACE FOR LEASE



ABOUT THE BUILDING



2860 S CIRCLE DR

COLORADO SPRINGS, CO 80906



82,590± SF
Building Area



FROM \$12.00 SF/NNN
Starting Lease Rate



161 - 3,258 RSF
Space Available



\$7.33/RSF (2025 EST.)
Operating Expenses



4
Stories



4.00/1,000 RSF
Parking Ratio

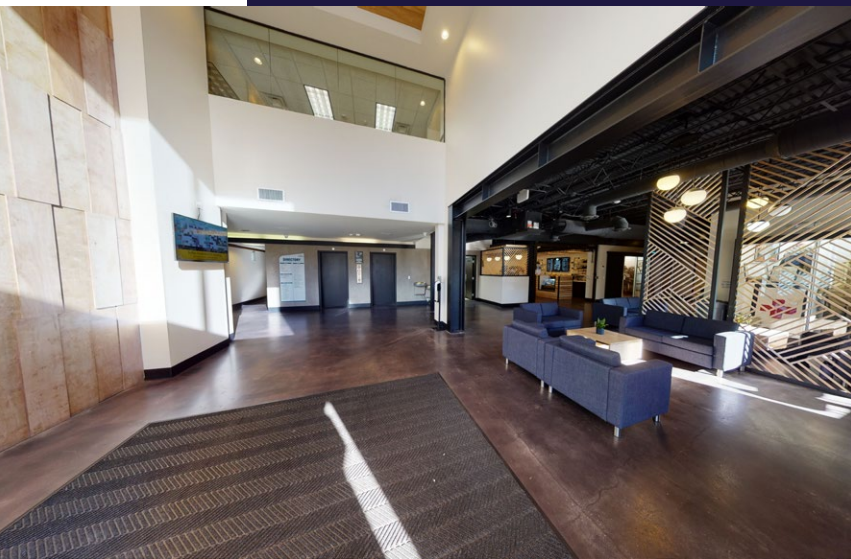


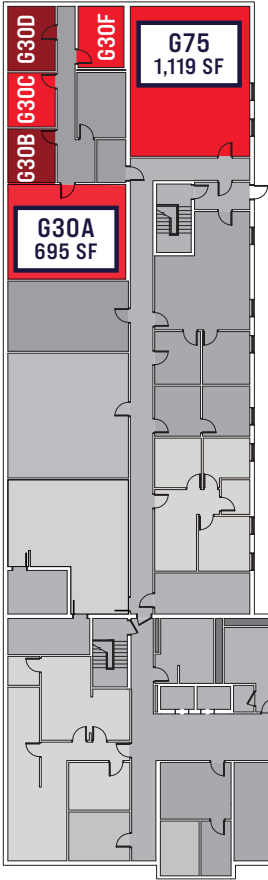
1972/2007/2020
Year Built/Renovated



C-2 HR-0
Zoning

- Convenient southwest location; Easy access to I-25
- Ideally located with great views; Wide range of suite sizes to accommodate small and large tenants
- Recently remodeled with new finishes in common areas and added amenities including: on-site coffee bar, conference room and gym.





GARDEN LEVEL

AVAILABLE SUITES

- Suite G30A: 695 SF
- Suite G30B: 161 SF
- Suite G30C: 161 SF
- Suite G30D: 190 SF
- Suite G30F: 195 SF
- Suite G45: 1,125 SF
- Suite G65: 3,258 SF
- Suite G75: 1,119 SF



1ST FLOOR

AVAILABLE SUITES

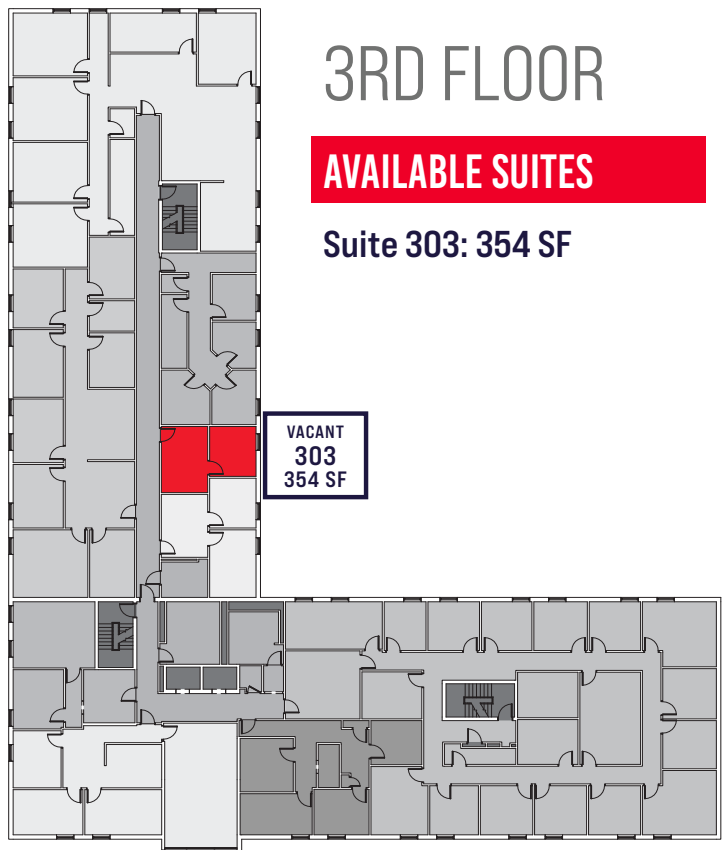
FULLY LEASED



2ND FLOOR

AVAILABLE SUITES

FULLY LEASED



3RD FLOOR

AVAILABLE SUITES

Suite 303: 354 SF



THE BROADMOOR WORLD ARENA

tinsetown

SCHOOL DISTRICT TWO HARRISON

51,920 VPD



108,000 VPD

34,529 VPD

ALTA Multifamily 501 Units

LAKE AVE

JANITELL RD



Colorado Springs Commercial

DAVID SCHROEDER

Director

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,101	108,096	234,924
HOUSEHOLDS	3,476	44,748	93,582
AVERAGE HOUSEHOLD INCOME	\$68,236	\$72,885	\$79,966

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