



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



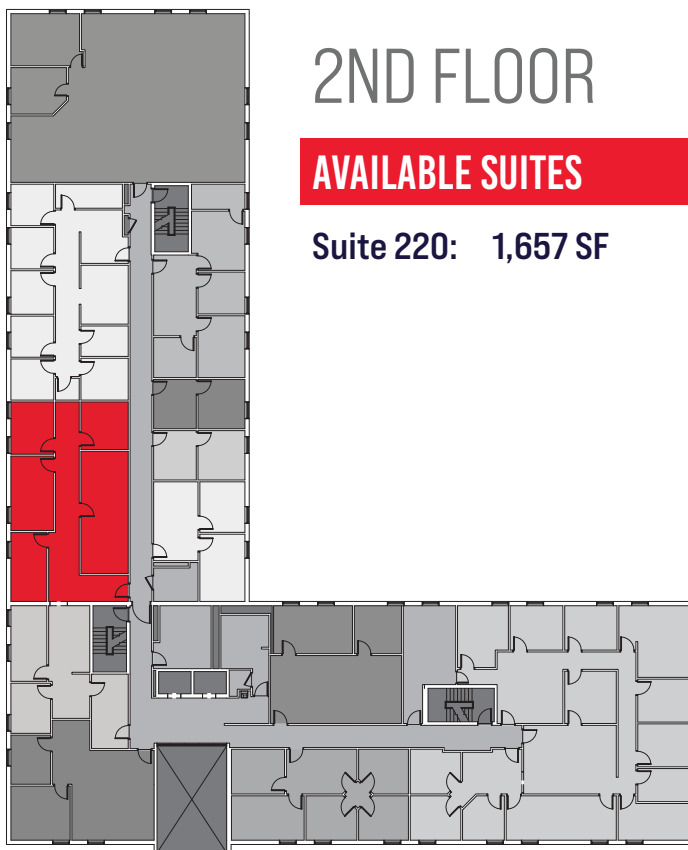
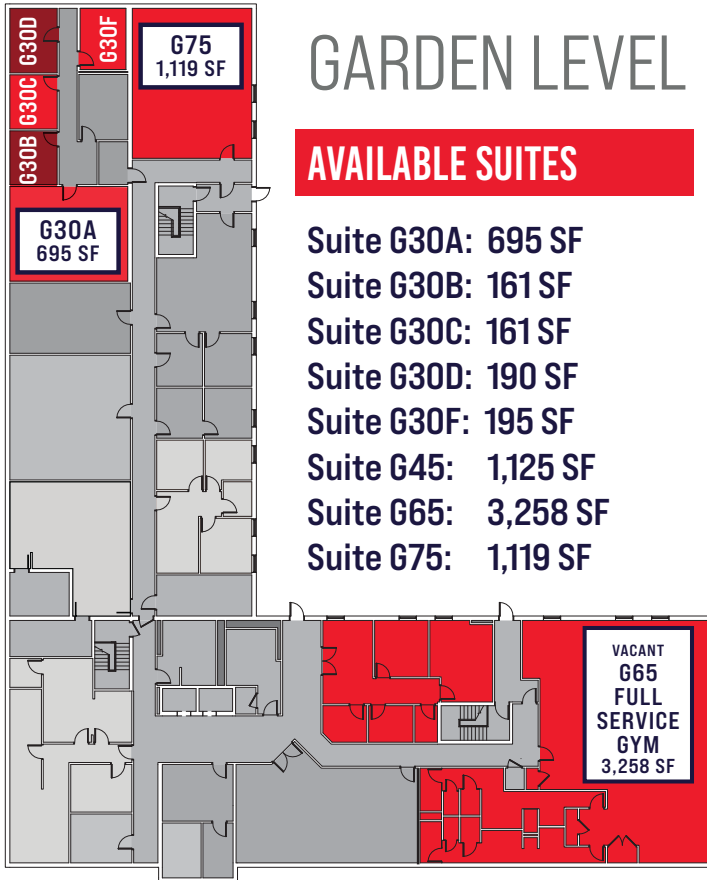
1972/2007/2020
Year Built/Renovated



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.







**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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