

OFFICE FOR LEASE | 1,450 SF



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

6145 LEHMAN DR
COLORADO SPRINGS, CO 80918



VERSATILE OFFICE SPACE IN A CENTRAL, AMENITY-RICH LOCATION

Discover a professional office opportunity at 6145 Lehman Dr, ideally situated in the heart of Colorado Springs. This well-maintained property is tucked away just off N Academy Blvd, offering a peaceful setting with quick access to the bustling North Academy trade area. Tenants will enjoy proximity to a wide range of nearby amenities, including restaurants, retail centers, banks, and service providers.

Suite 100 is thoughtfully built out with a dedicated entrance and functional layout that can accommodate a variety of office or professional office users. Whether you're a growing business or an established firm seeking a centrally located base, this location provides excellent accessibility, abundant nearby amenities, and a quiet, professional atmosphere.



Building Size
7,868 SF



Parking
5:1,000 RSF



Year Built
1982



Stories
2



Zoning
MX-N HS



Lease Rate
\$21.00/SF
Full Service Gross



**Monument
Signage
Available**



Available Space
Suite 100: 1,450 SF





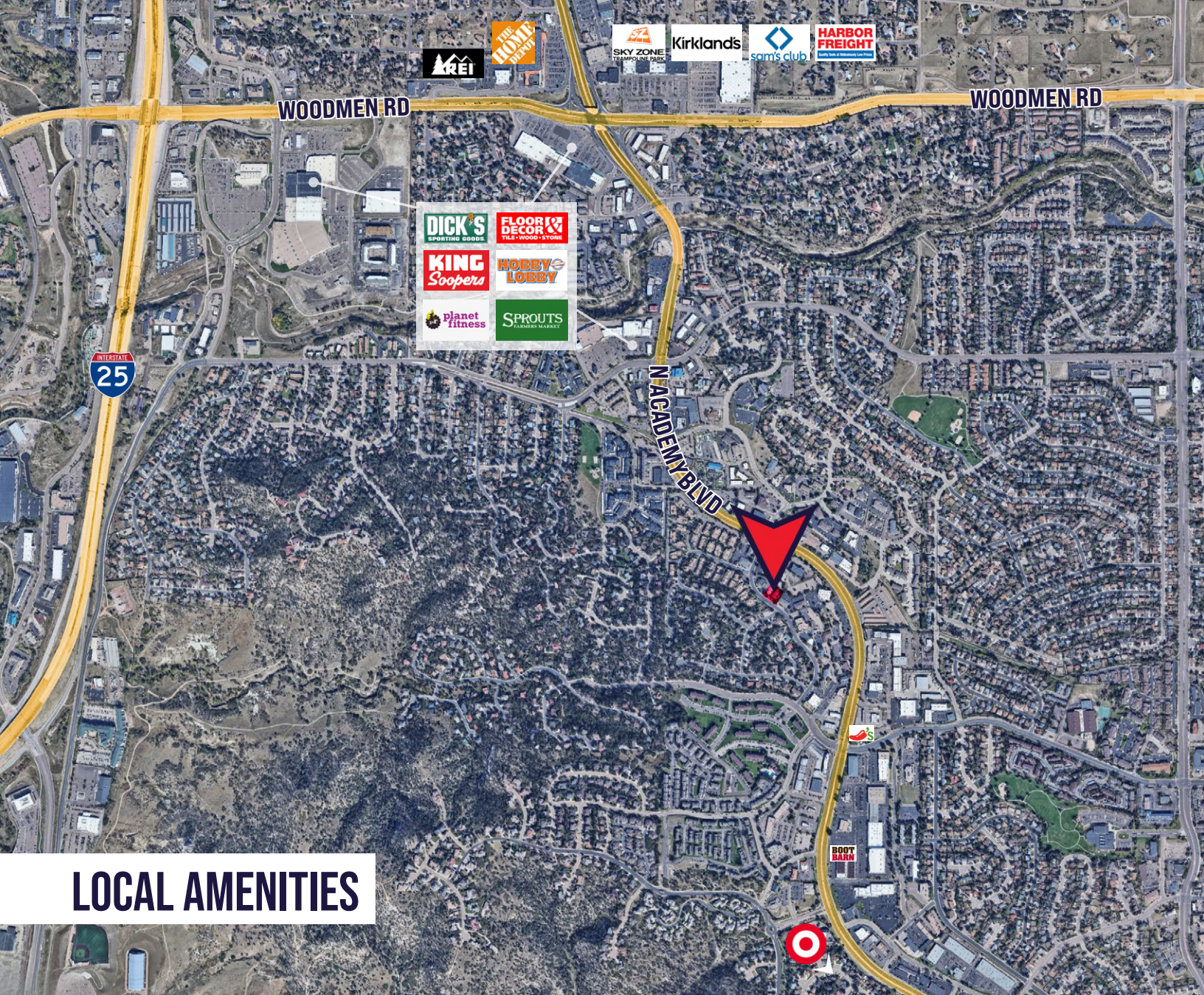
FLOOR PLAN

AVAILABLE SPACE
Suite 100: 1,450 SF



**Suite 100
Dedicated Entrance**





LOCAL AMENITIES

CONTACT

GRANT SEANOR

Managing Director

+1 719 418 4071

gseanor@coscommercial.com



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