

ERINDALE PARK OFFICE CENTER

5925 LEHMAN DR COLORADO SPRINGS, CO 80918



OFFICE/MEDICAL **FOR LEASE**



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



ERINDALE PARK OFFICE CENTER

5925 LEHMAN DR COLORADO SPRINGS, CO 80918



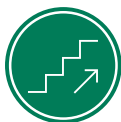
Building Size
8,742 SF



Parking
4:1,000 RSF



Year Built
1981



Stories
2



Zoning
MX-N HS



Lease Rate
Contact Broker



Monument Signage



Operating Expenses
\$7.50 per RSF (2025)

AVAILABLE SPACE



SUITE 5: 1,852 RSF

- 2nd Gen. Dental Space
- Direct Outdoor Entrance
- Available 11/1/25



SUITE 4: 867 RSF



SUITE 3: 332 RSF

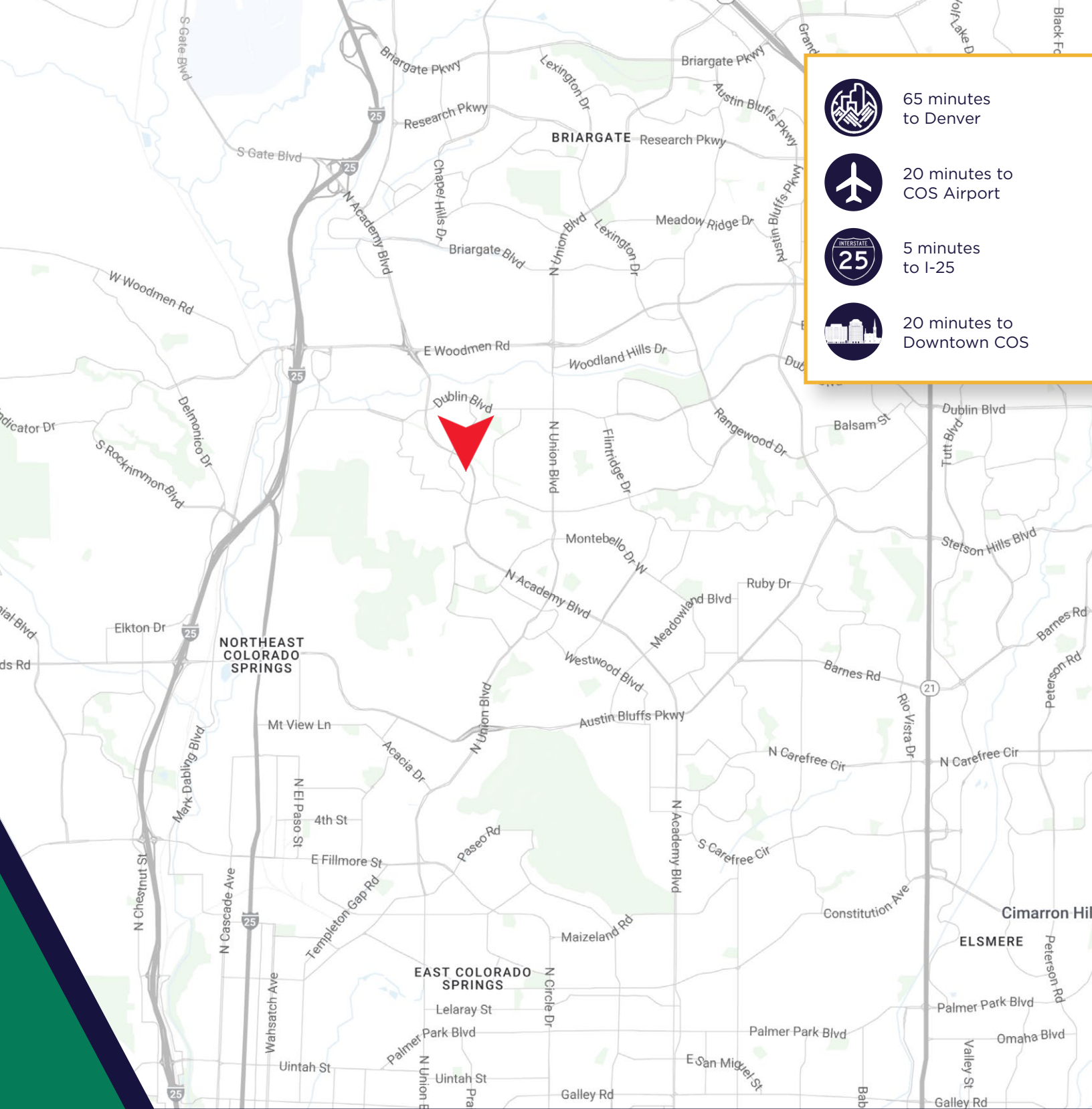


SUITE 6: 167 RSF



SUITE 7: 153 RSF





65 minutes
to Denver



20 minutes to
COS Airport



5 minutes
to I-25



20 minutes to
Downtown COS

FOR MORE INFORMATION, PLEASE CONTACT:



**Colorado Springs
Commercial**

DAVID SCHROEDER

Managing Director

+1 719 418 4066

dschroeder@coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.