



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

955B

E COLORADO AVE

COLORADO SPRINGS, CO 80903

OFFICE CONDO FOR LEASE OR SALE
1,096 SF AVAILABLE





PROPERTY HIGHLIGHTS

Positioned in the heart of Colorado Springs, this professional office condo offers an efficient and versatile layout with immediate connectivity to surrounding medical and professional developments. The property is located just minutes from Pikes Peak Avenue, providing quick access to downtown, major thoroughfares, and nearby healthcare facilities.

The suite features three hard-wall offices, a dedicated conference room, welcoming reception area, and a storage space to support day-to-day operations. A private restroom is included for added convenience. This well-designed layout accommodates a variety of professional users, from medical support services to traditional office use.

Its central location, strong visibility, and proximity to expanding medical and professional corridors make 955 E Colorado Ave a unique opportunity to own office space in a growing area of the city.

DEMOGRAPHICS



HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,682 | 51,051 | 109,087 |



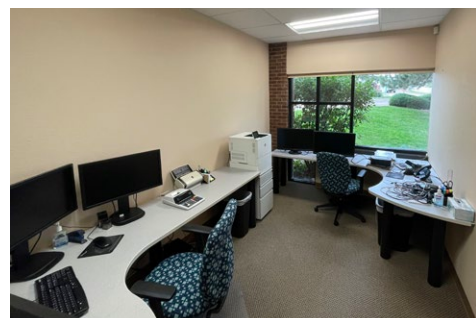
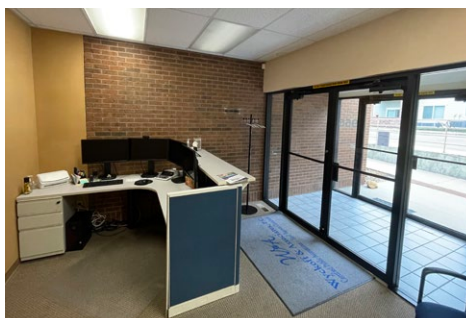
POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 11,578 | 114,513 | 256,994 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$76,710 | \$73,907 | \$79,015 |



9,348 SF
Building Size



Approx.
5 per 1,000 RSF
Parking Ratio



1984
Year Built



MX-M CR
Zoning



Monument Signage
Available



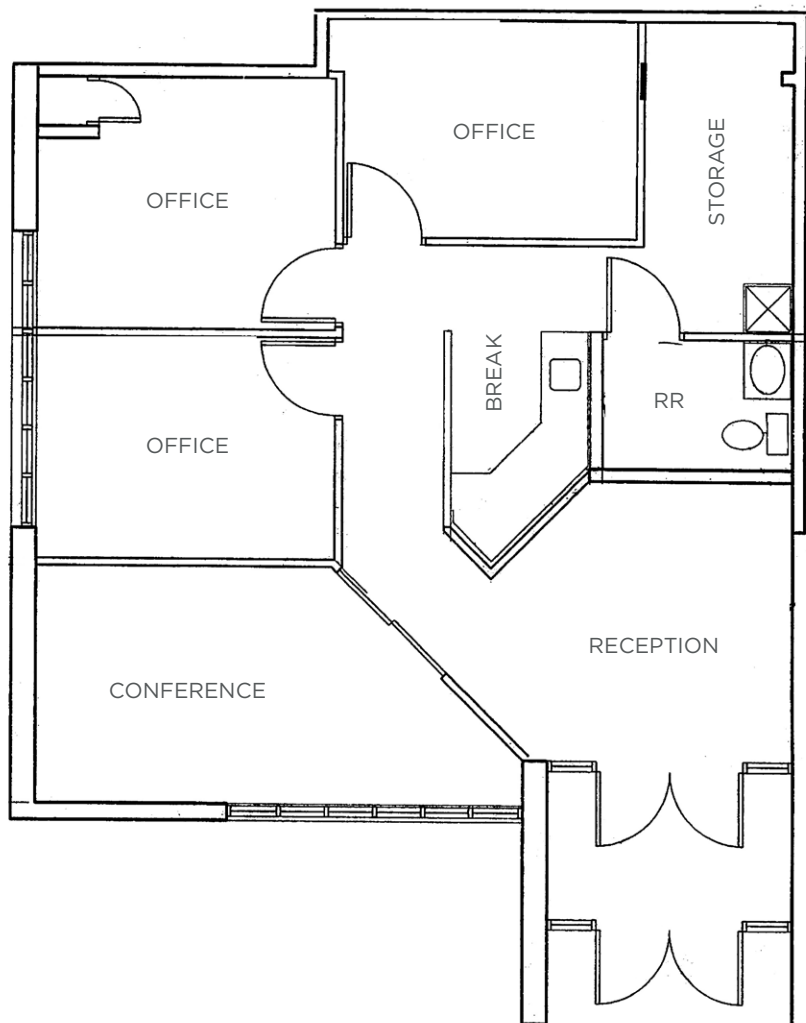
\$200,000
Condo Sale Price

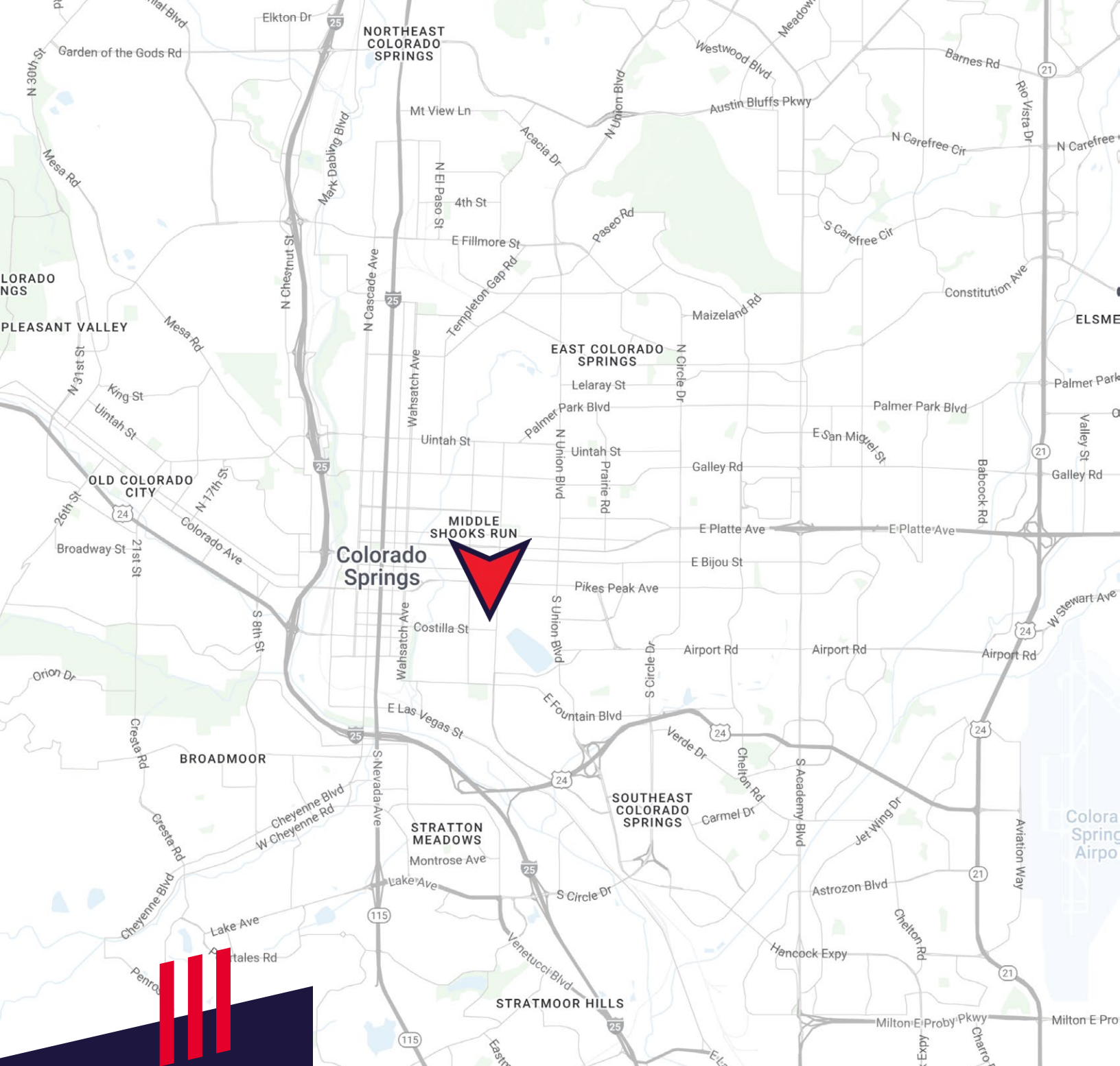


1,096 SF
Available Space



\$22.00 per RSF
Full Service Gross
Lease Rate





DAVID SCHROEDER

Managing Director

+1 719 418 4066

dschroeder@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

90 S Cascade Ave., Suite 1150

Colorado Springs, CO 80903

+1 719 634 1500

coscommercial.com

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