

# 6197 LEHMAN DR

COLORADO SPRINGS, CO 80918



**4,046 SF OFFICE SPACE AVAILABLE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**



47,879 VPD

6197 Lehman Drive offers flexible office/medical space in the established North Academy corridor, surrounded by daily-needs retail, restaurants, services, and dense residential neighborhoods. The location gives tenants an easy-to-find setting just off one of Colorado Springs' busiest north-south corridors, with convenient access for clients, employees, and service-based users. With strong parking, monument signage, and approachable lease economics, this is a practical option for businesses looking for visibility and convenience in North Colorado Springs. Its central positioning also makes it easy to serve customers from both the surrounding neighborhoods and the broader Academy Boulevard trade area.



**BUILDING SIZE**  
**10,125 SF**



**AVAILABLE SPACE**  
**1,245-4,046 RSF**



**LEASE RATE**  
**\$14.00 per RSF NNN**



**OPERATING EXPENSES**  
**\$6.00 per RSF (2026 Est.)**



**YEAR BUILT**  
**1983**



**PARKING**  
**5:1,000 RSF**

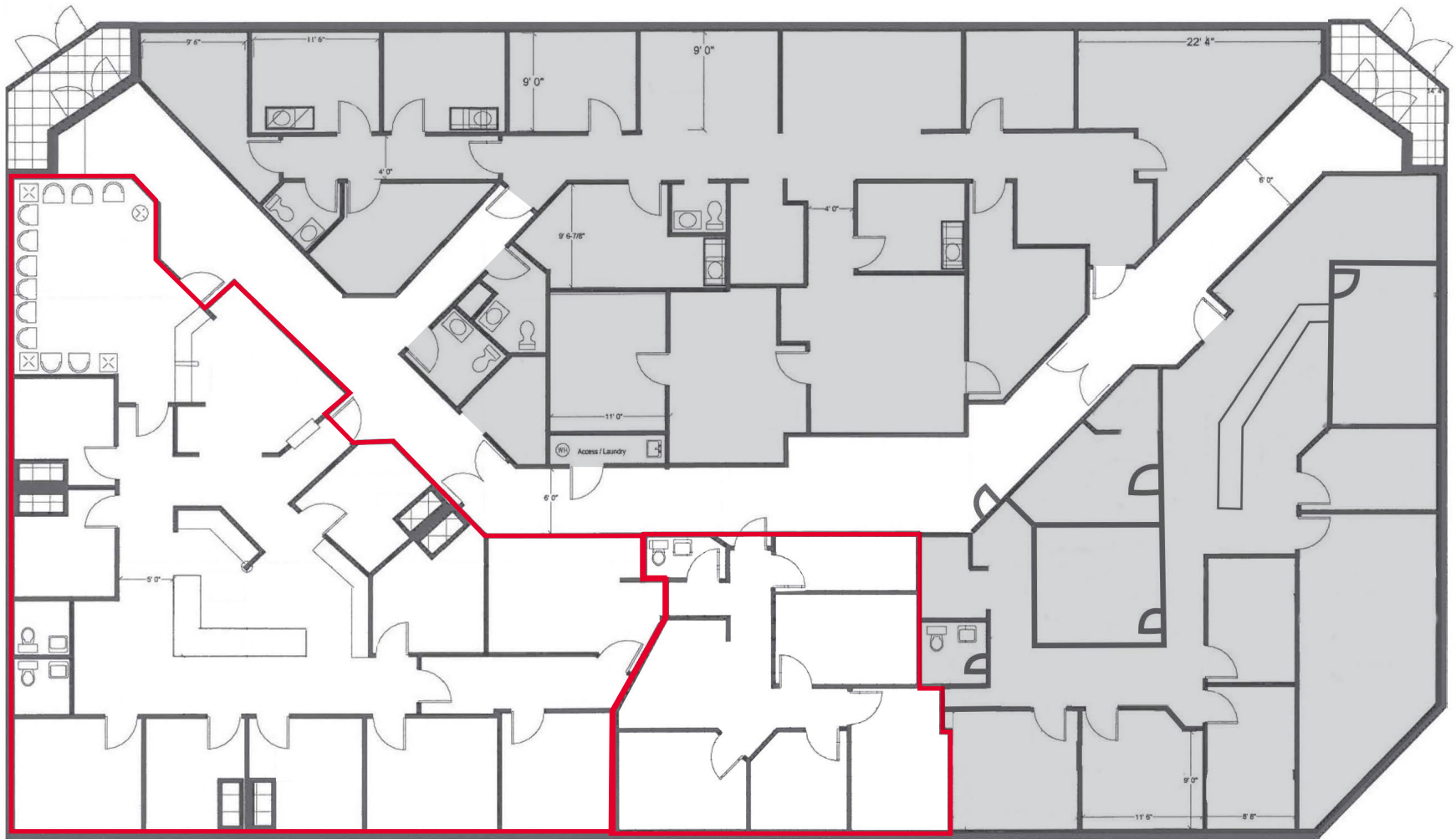


**ZONING**  
**OC CR**



**MONUMENT SIGNAGE**  
**AVAILABLE**

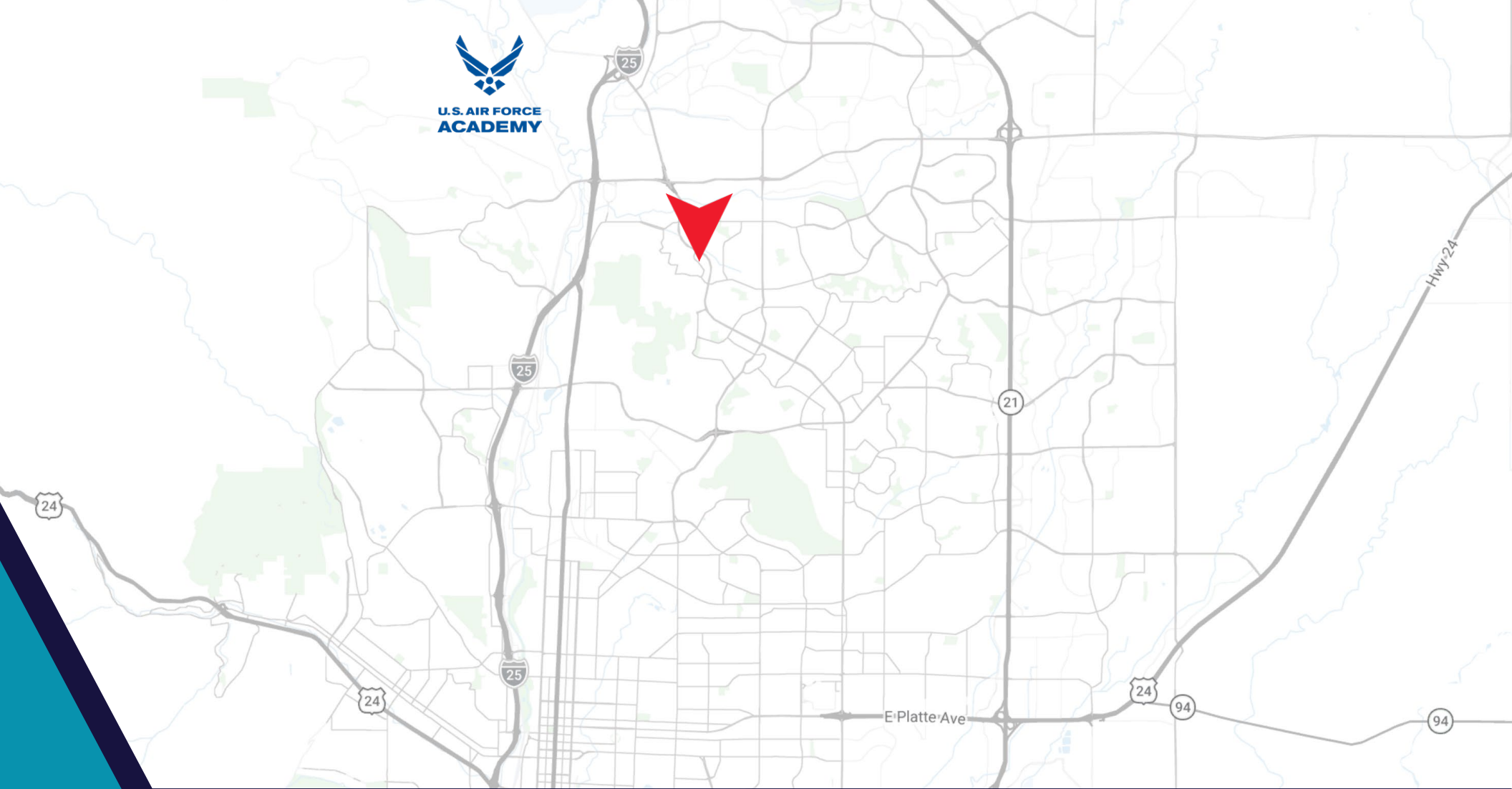
# FLOORPLAN



**SUITE 102** | 2,801 RSF

**SUITE 104** | 1,245 RSF

..... 4,046 RSF Contiguous .....



**DEMOGRAPHICS**



**HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
5,874	38,347	97,553



**POPULATION**

1 MILE	3 MILES	5 MILES
14,068	93,170	243,170



**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$99,362	\$110,619	\$116,965



**Colorado Springs Commercial**

**CHRIS MYERS**

*Managing Director*

O: 719-418-4065

M: 719-650-4627

[cmyers@coscommercial.com](mailto:cmyers@coscommercial.com)

©2026 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.