



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



1729 N WEBER ST.

COLORADO SPRINGS, CO 80907

OLD NORTH END OFFICE | **FOR LEASE**





1729 N WEBER ST.



Building Size
5,894 SF



Available Space
667 SF



Lease Rate
\$1,000/mo + Utilities



Year Built
1960



Parking Ratio
5.09/1,000 RSF

1729 N Weber Street offers an efficient and affordable office opportunity in a highly accessible central Colorado Springs location. Situated within a ±5,894 SF building, the available ±667 SF suite provides a manageable footprint for a small professional office, medical or wellness provider, therapist, counselor, or other service-oriented business seeking a convenient location with strong surrounding demand drivers.

The property is particularly well positioned for healthcare and family-focused uses, located directly adjacent to a large pediatric primary care office and across the street from an elementary school. This surrounding concentration of families and healthcare services creates a natural fit for pediatric therapy, behavioral health, counseling, speech or occupational therapy, specialty medical services, or other complementary professional uses. Penrose Hospital is also nearby, further strengthening the property's connection to the established medical corridor in central Colorado Springs.

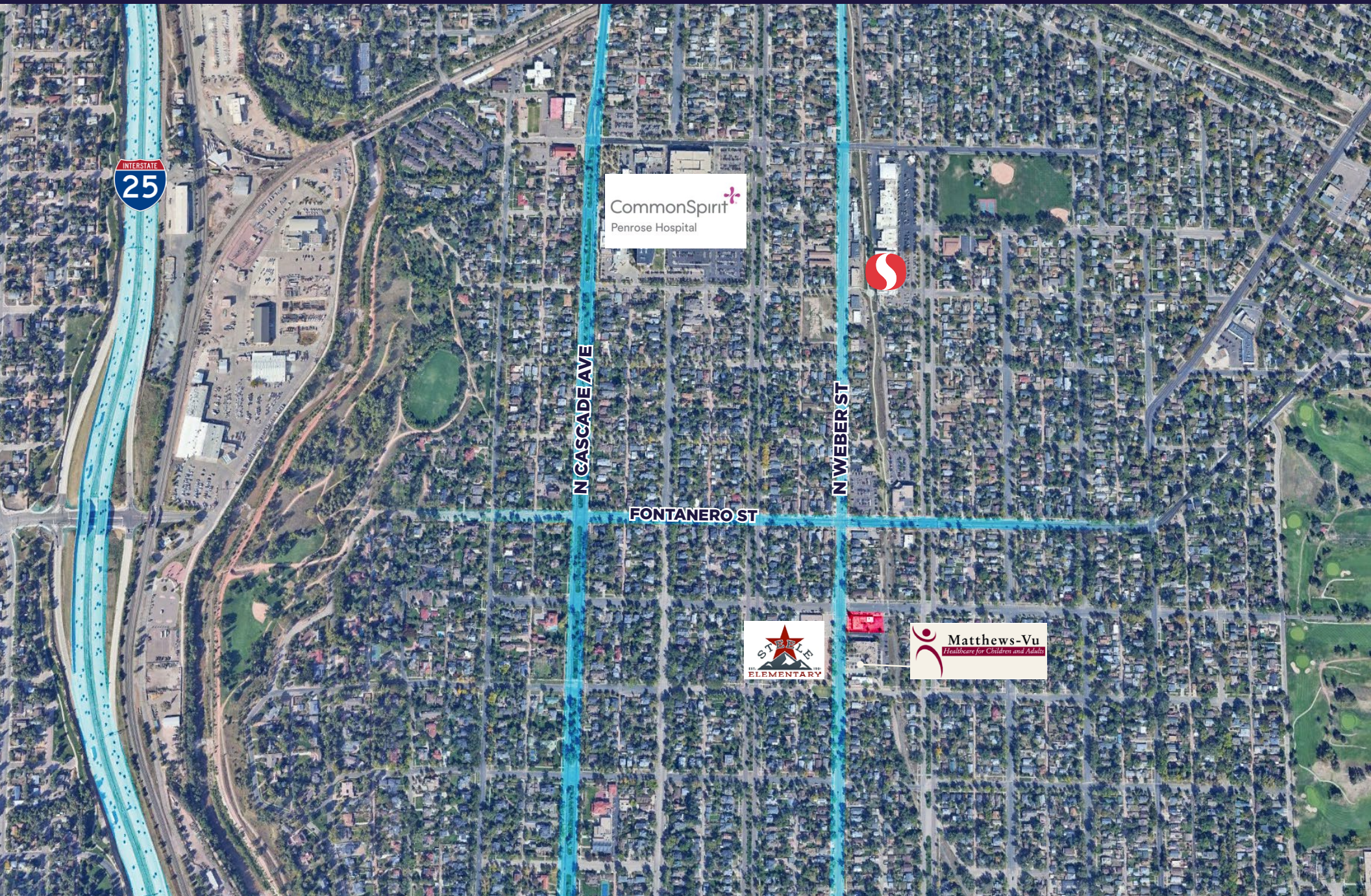
In addition to its healthcare proximity, the property offers convenient access to N Nevada Avenue, Fillmore Street, Uintah Street and I-25, providing easy connectivity

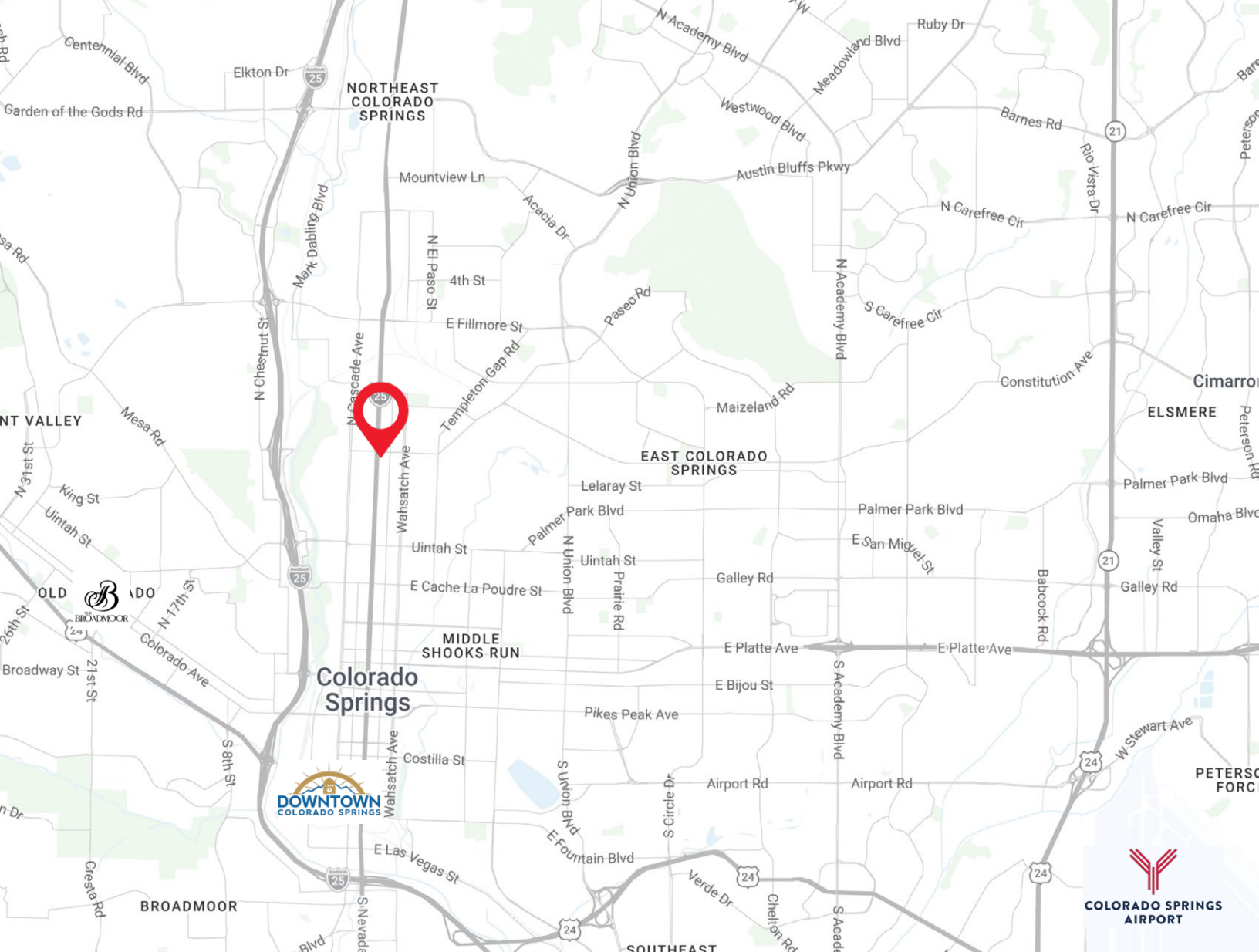
throughout the Colorado Springs market. Nearby residential neighborhoods, restaurants, retail and everyday services add additional convenience for both employees and clients.

The property also benefits from a strong parking ratio of approximately 5.09 spaces per 1,000 RSF, an important advantage for client-facing and appointment-based users. Offered at an approachable \$1,000 per month plus utilities, the suite represents a cost-effective opportunity for a small business seeking a professional presence in a central, established and highly accessible location.

With its combination of medical adjacency, proximity to Penrose Hospital, strong parking, affordable lease rate and central location, 1729 N Weber Street is especially well suited for healthcare, therapy, counseling and professional service users looking to serve the surrounding community.

VICINITY MAP





DRIVE TIMES



4 Min. | I-25



7 Min. | Downtown COS



22 Min. | COS Airport



22 Min. | Northgate

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,168	43,826	109,022



POPULATION

1 MILE	3 MILES	5 MILES
11,835	95,849	249,451



AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$112,483	\$92,287	\$92,935



MEDIAN AGE

1 MILE	3 MILES	5 MILES
37.8	39.7	38.1



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

CHRIS MYERS

Director

+1 719 418 4075

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.