

HISTORIC ALAMO BUILDING

128 S TEJON ST. COLORADO SPRINGS, CO 80903

FOR LEASE | DOWNTOWN OFFICE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



HISTORIC ALAMO BUILDING

128 S TEJON ST. COLORADO SPRINGS, CO 80903

Located in the heart of Downtown Colorado Springs, the Historic Alamo Building at 128 S. Tejon Street offers a truly distinctive office environment along one of the city's most active commercial corridors. Originally built in 1886 and listed on the National Register of Historic Places, the property combines historic brick architecture, arched windows and one-of-a-kind character with the convenience and amenities of a premier downtown address.

Multiple office suites are available throughout the building, ranging from approximately 658 SF to 7,994 SF, providing options for a variety of professional, creative and service-oriented users. The building is also home to MacKenzie's

Chop House, a longtime Downtown Colorado Springs dining destination, further adding to the property's established identity and appeal.

Positioned directly on Tejon Street, tenants are within walking distance of restaurants, coffee shops, hotels, entertainment, government offices and other downtown amenities. Convenient access to nearby parking, major downtown thoroughfares and I-25 makes the Historic Alamo Building an ideal opportunity for businesses seeking a recognizable address with character, walkability and connectivity in the center of Colorado Springs.

AVAILABLE SPACE

SUITE 100	3,505 SF
SUITE 150	4,489 SF
SUITE 112	658 SF
SUITE 200	3,169 SF
SUITE 206	1,100 SF
SUITE 300	3,446 SF
SUITE 404	2,047 SF
SUITE 406	1,561 SF

UP TO 7,994 SF
CONTIGUOUS



BUILDING SIZE
43,226 SF



ZONING
FBZ-CEN



YEAR BUILT
1886



AVAILABLE SF
19,975 SF



STORIES
4



HISTORIC LANDMARK
NATIONAL REGISTER



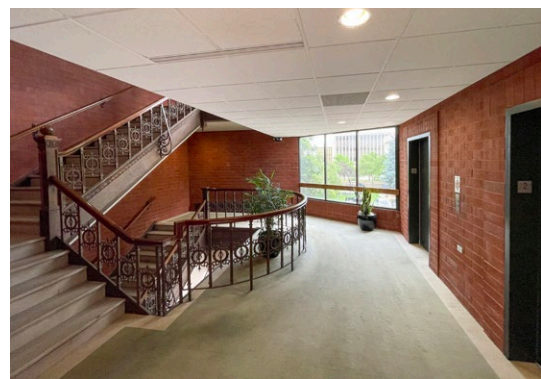
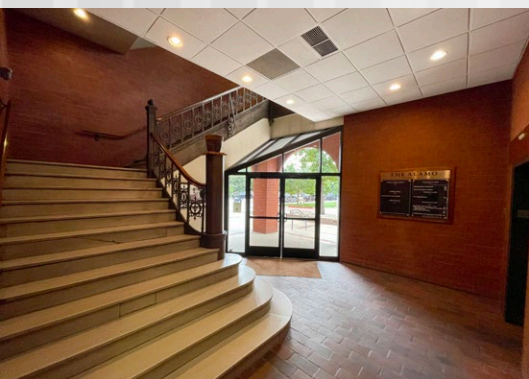
TENANT IMPROVEMENTS
NEGOTIABLE



LEASE RATE
CONTACT BROKER



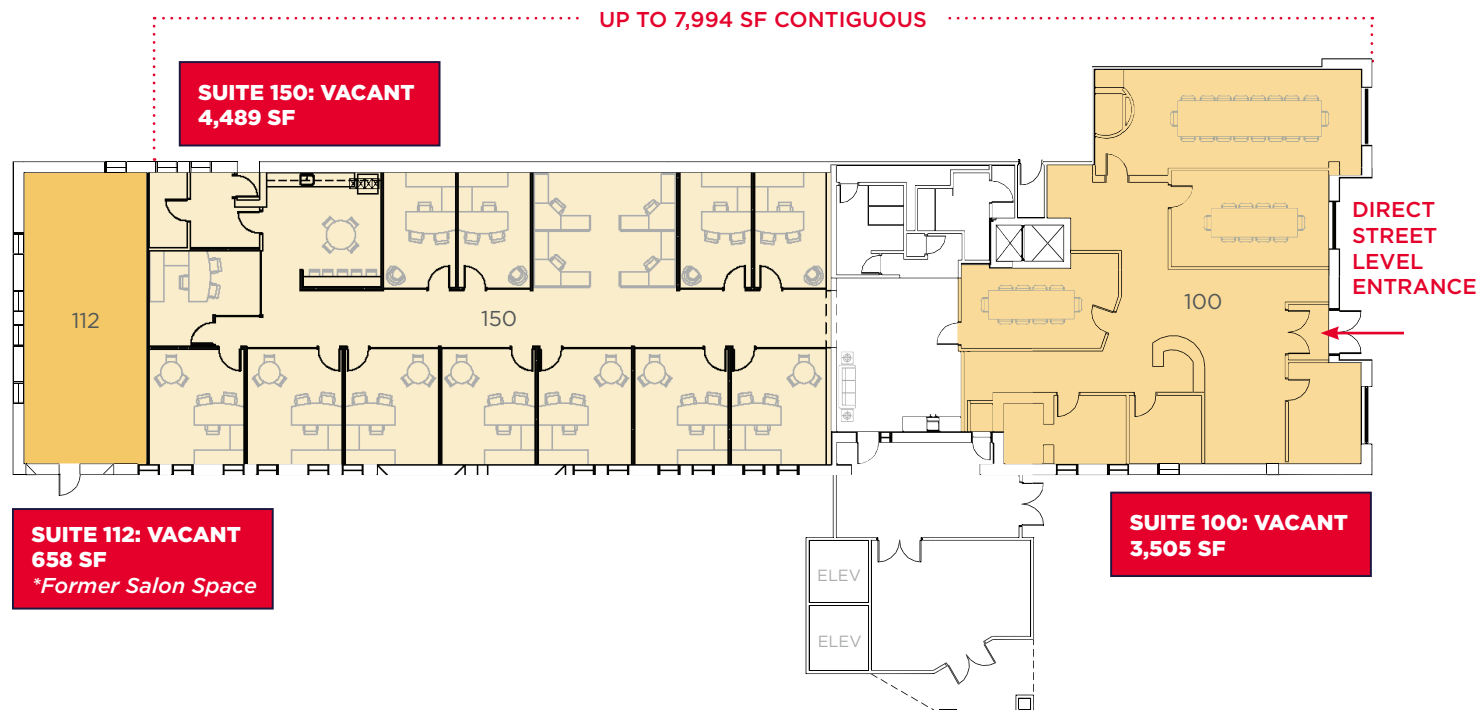
OPERATING EXPENSES
\$8.75 PER RSF (2026 Est)



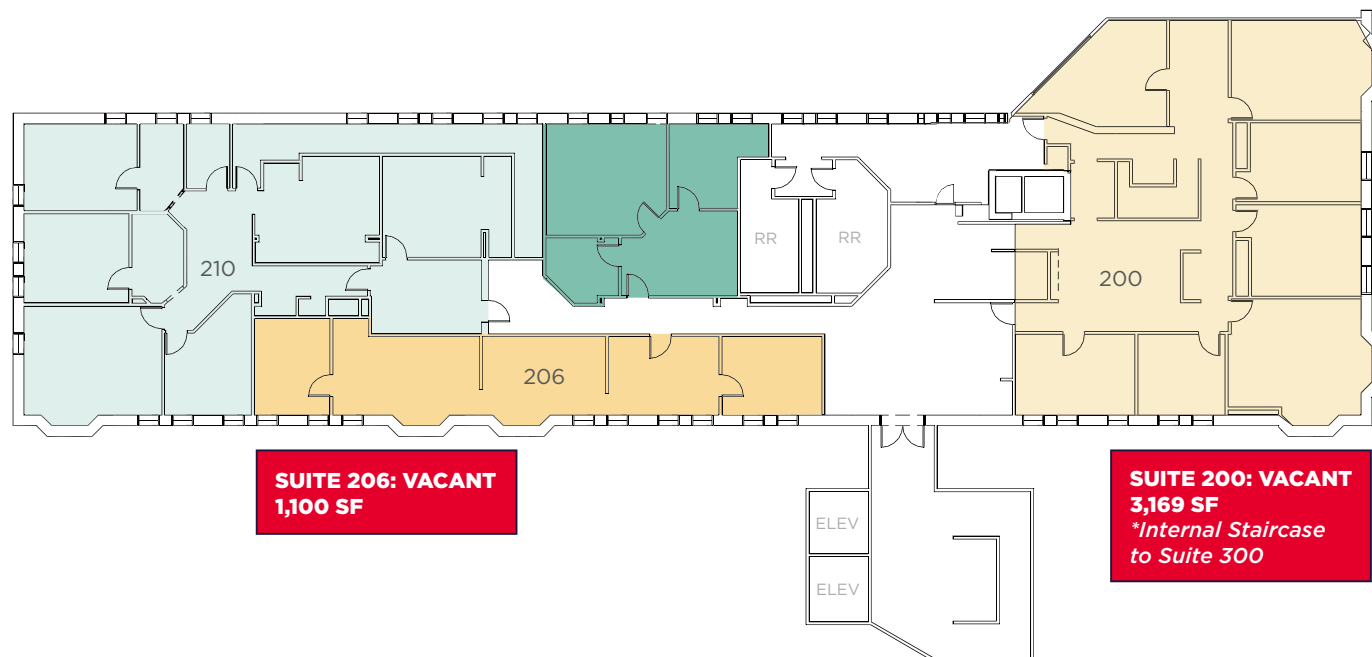
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FIRST FLOOR



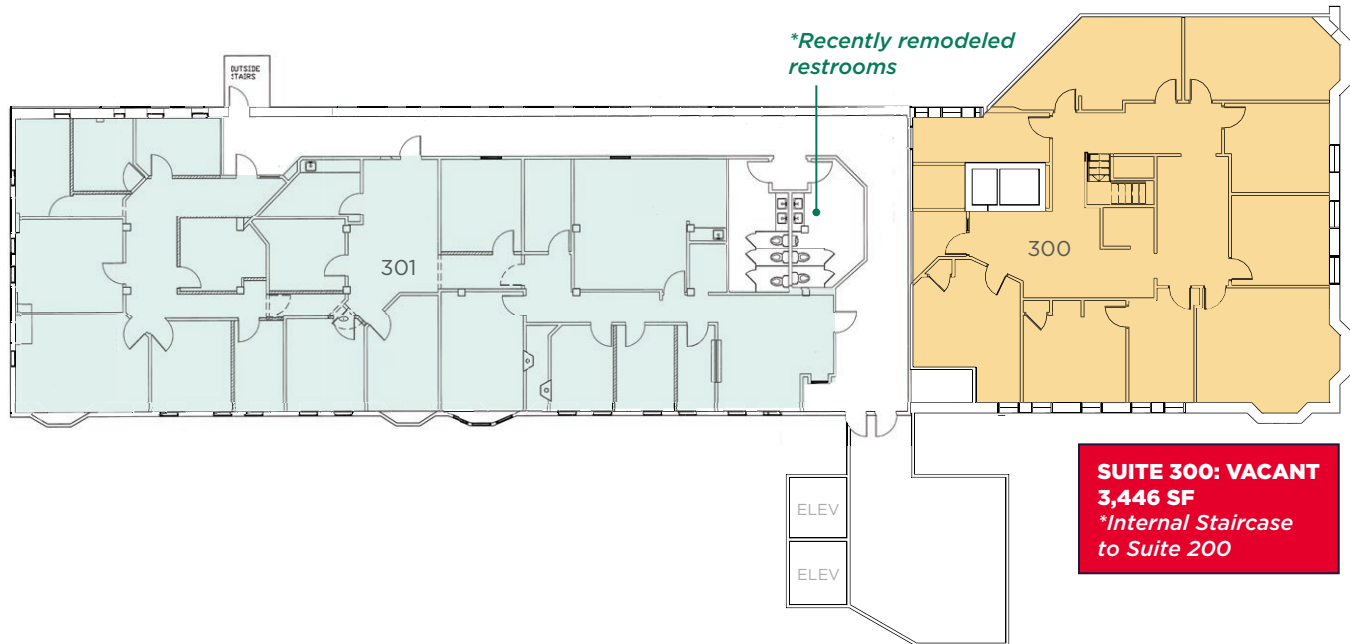
SECOND FLOOR



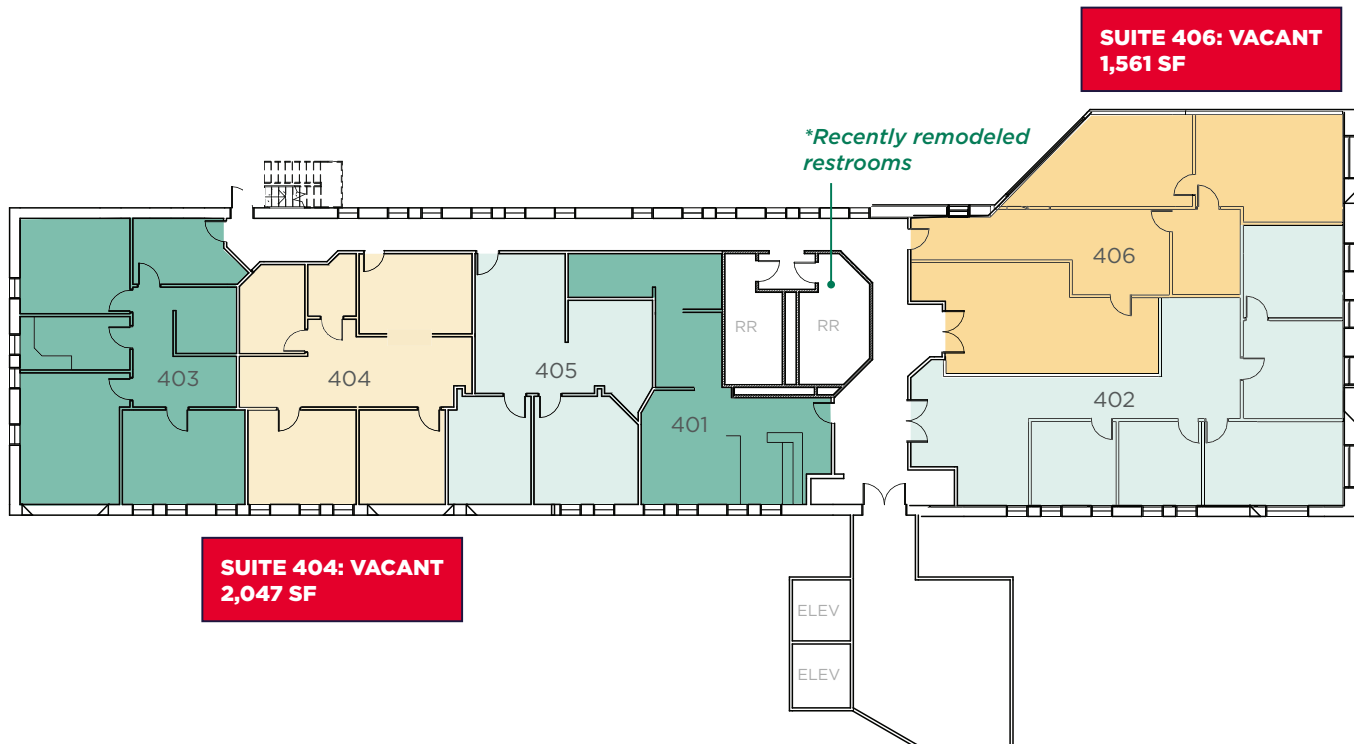
HISTORIC ALAMO BUILDING

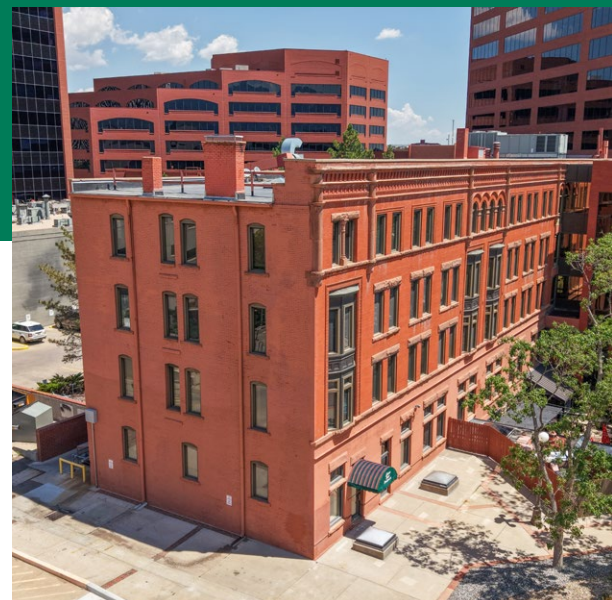
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THIRD FLOOR



FOURTH FLOOR





DEMOGRAPHICS



HOUSEHOLDS

1 MILE	2 MILES	3 MILES
5,660	21,415	45,222



EDUCATION BACHELOR'S DEGREE OR HIGHER

1 MILE	2 MILES	3 MILES
37%	39%	36%



RENTER OCCUPIED HOUSEHOLDS

1 MILE	2 MILES	3 MILES
3,863	12,115	24,182



POPULATION

1 MILE	2 MILES	3 MILES
11,838	45,526	97,703



AVG. HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
\$82,536	\$90,614	\$90,668



OWNER OCCUPIED HOUSEHOLDS

1 MILE	2 MILES	3 MILES
2,062	9,914	22,047



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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Managing Director

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DRIVE TIMES



3 Min. | I-25



41 Min. | Pueblo



21 Min. | Briargate



63 Min. | Denver Tech Center



22 Min. | COS Airport



90 Min. | DIA

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