

# DOWNTOWN OFFICE BUILDING FOR LEASE

312 S Weber St, Colorado Springs, CO 80903



## OVERVIEW

312 S. Weber is a rare gem in the Colorado Springs office market. The building is a small, multi-tenant office building that has been totally remodeled. The property is modern, full of natural light, and is designed for creative/office tenants in mind as the end user. Facade work to be complete mid march.

The vacant units include 1,100 RSF which contains 3 offices and a reception area, which is located on the second floor. Additionally, there are 2 (two) X 1(one) room offices left for lease.

### Lease Spaces:

Suite 203: 1,100 RSF | \$13.50 NNN (Net's are \$5 PSF including utilities)

Suite 204: 200 RSF | \$650 per month (Gross)

Suite 205: 200 RSF | \$650 per month (Gross)

## HIGHLIGHTS

- Modern
- Newly Renovated
- On-site Parking
- Downtown Office Space
- Affordable



### Available SF:

200 - 1,100 SF



### Lease Rate:

Ask Broker



### Zoning:

FBZ



### Submarket:

Downtown

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Holly Trinidad**

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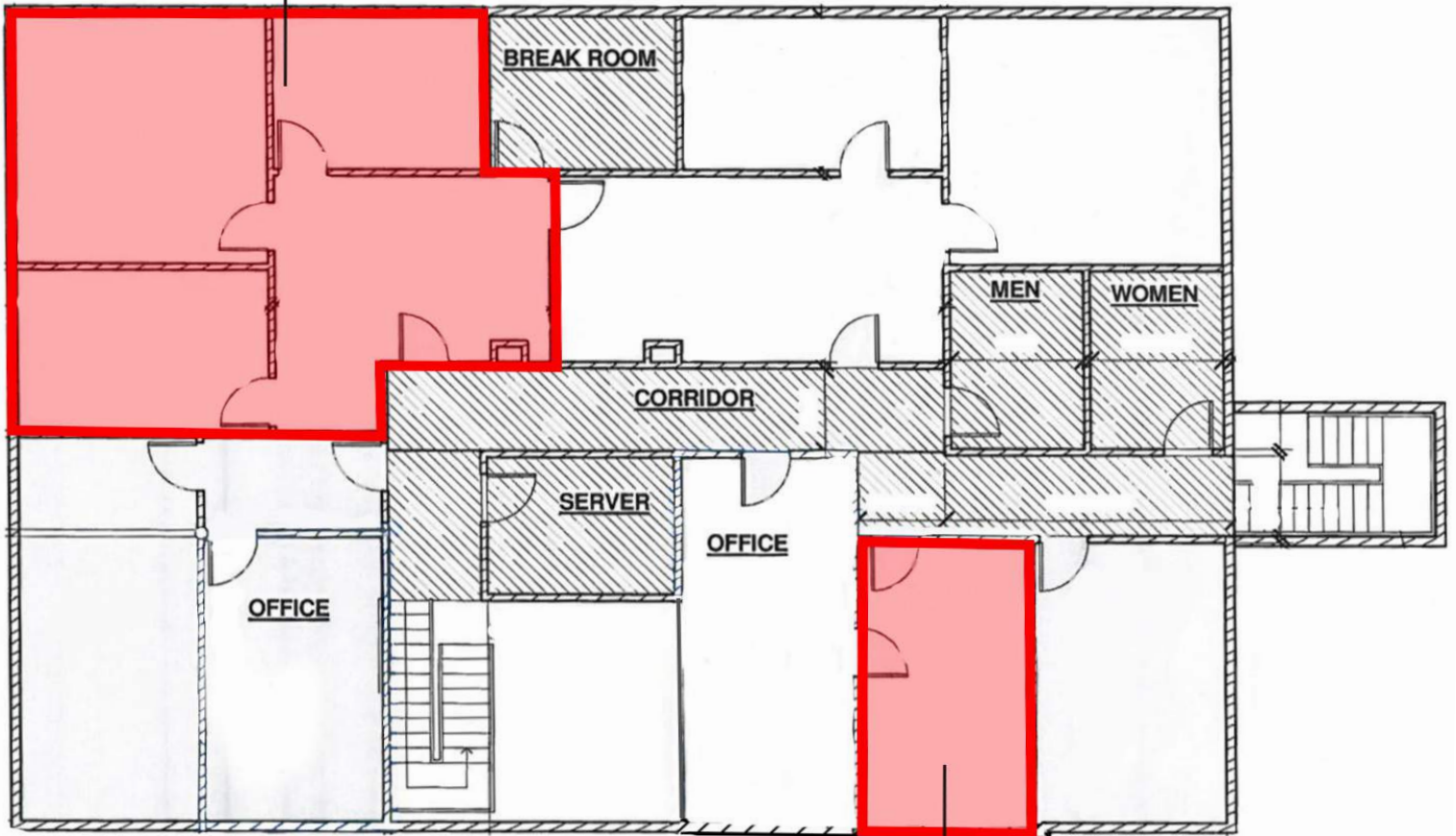
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Available \$13.50 (NNN) | (1,100 RSF)



Available \$650 Gross | (1 Room Office)

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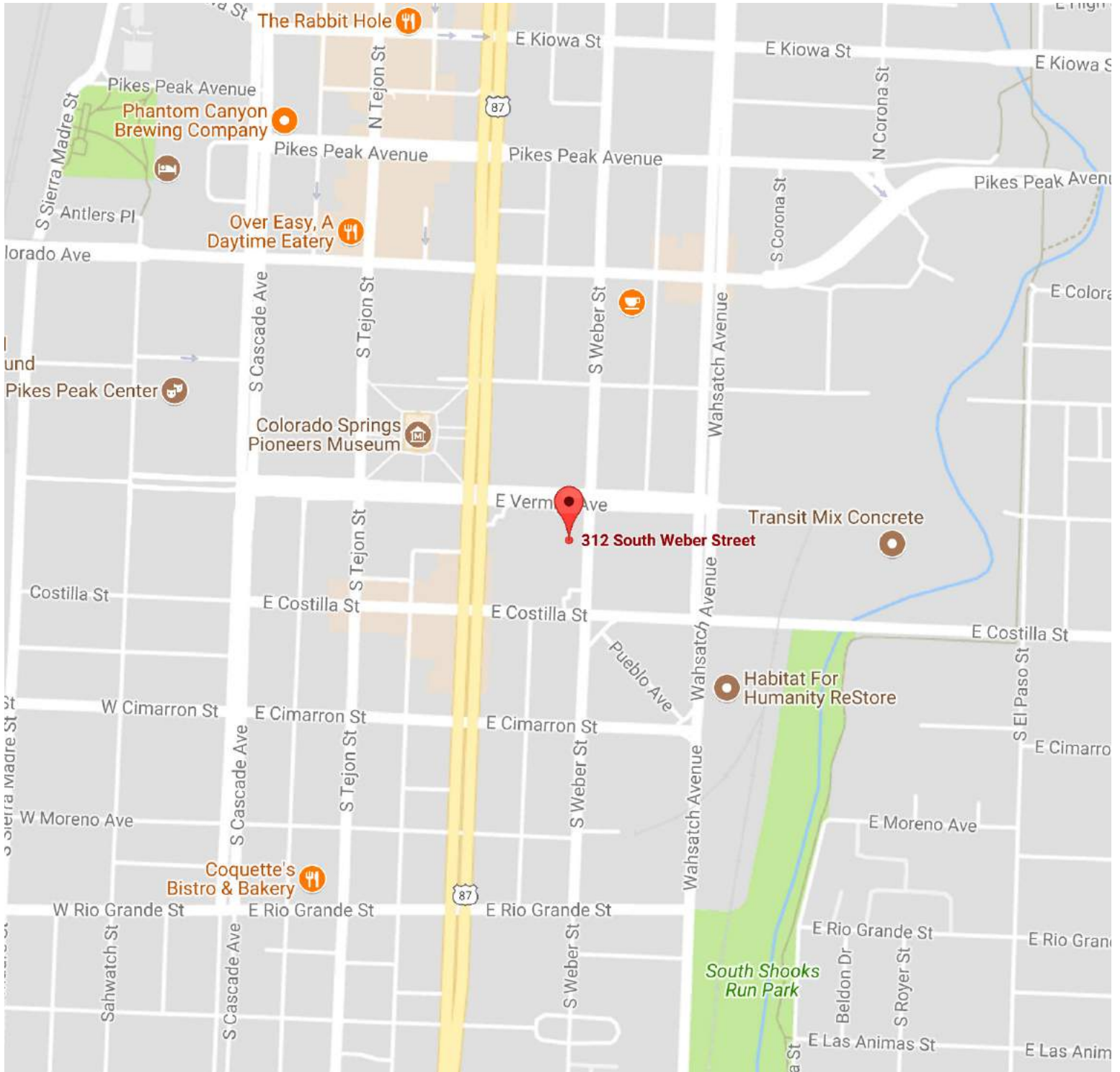
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