

# Offices for Lease

10 BOULDER CRESCENT, COLORADO SPRINGS, CO 80903



## Overview

This is a beautiful office building on the Northwest corner of Platte and Cascade Avenue. It has original ornate woodwork throughout. We have on the west side a spacious suite with a private waiting room, two private restrooms and a kitchenette. There are also several suites with multiple options available, to include shared waiting rooms, private restrooms and a coffee bar (with a refrigerator and a sink). Also includes a common conference room available on the first floor and extra storage in the basement.

## Available Spaces

Suite #:	Available Space:	Lease Rate:	Suite #:	Available Space:	Lease Rate:
100	1,463 SF	\$1,725 / Month (Gross)	203C	200 SF	\$420 / Month (Gross)
10G	245 SF	\$450 / Month (Gross)	203F	188 SF	\$475 / Month (Gross)
102F	200 SF	\$450 / Month (Gross)	300A	225 SF	\$550 / Month (Gross)
201	953 SF	\$1,275 / Month (Gross)	300B	273 SF	\$550 / Month (Gross)
203A	250 SF	\$515 / Month (Gross)	302E	156 SF	\$375 / Month (Gross)
203B	165 SF	\$400 / Month (Gross)			

## Property Details



**Space Available**  
156 - 1,463 SF



**Building Size**  
22,777 SF



**Lot Size**  
0.42 Acres



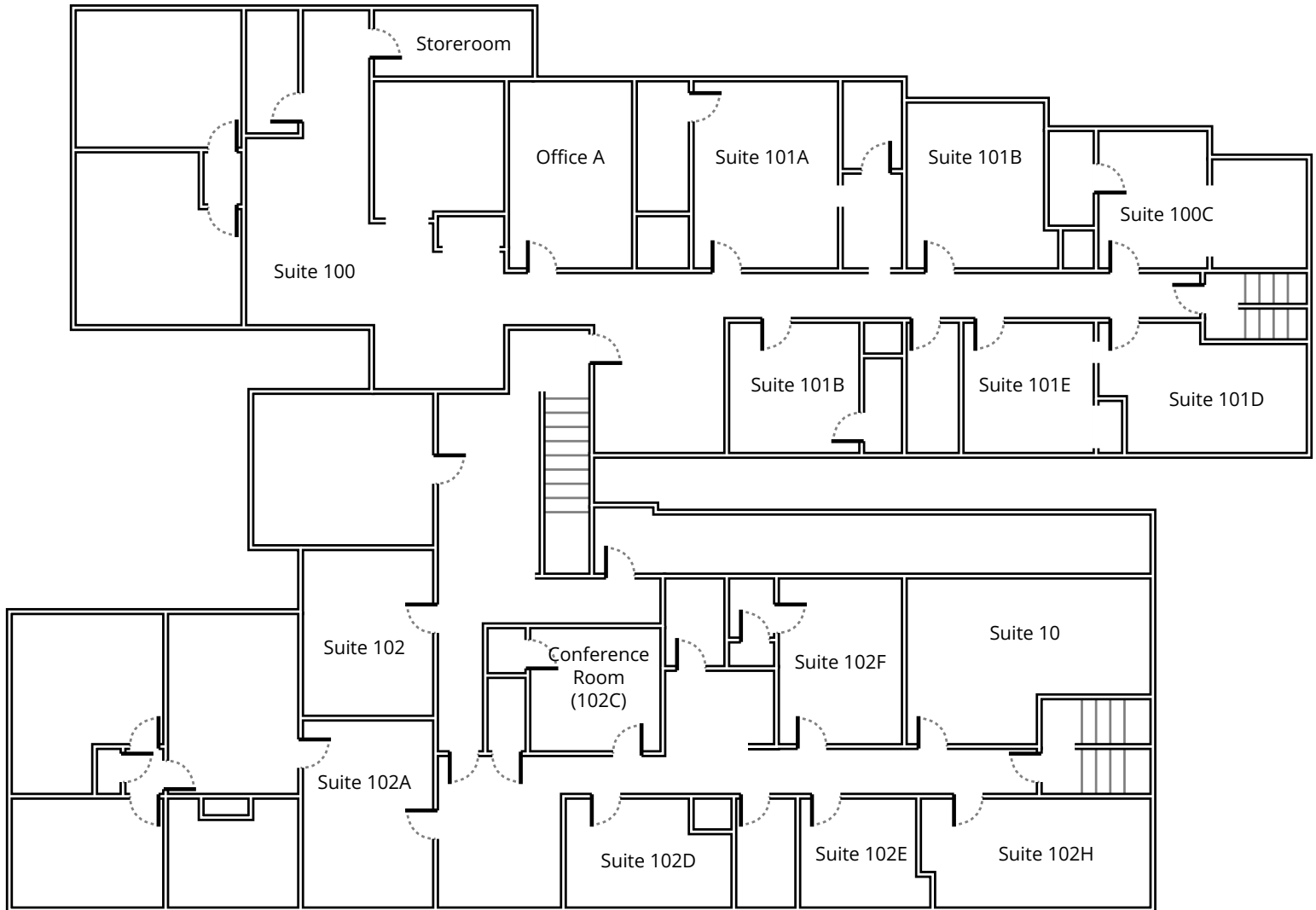
**Zoning**  
OR / CR

Rev: March 6, 2024

# Offices for Lease

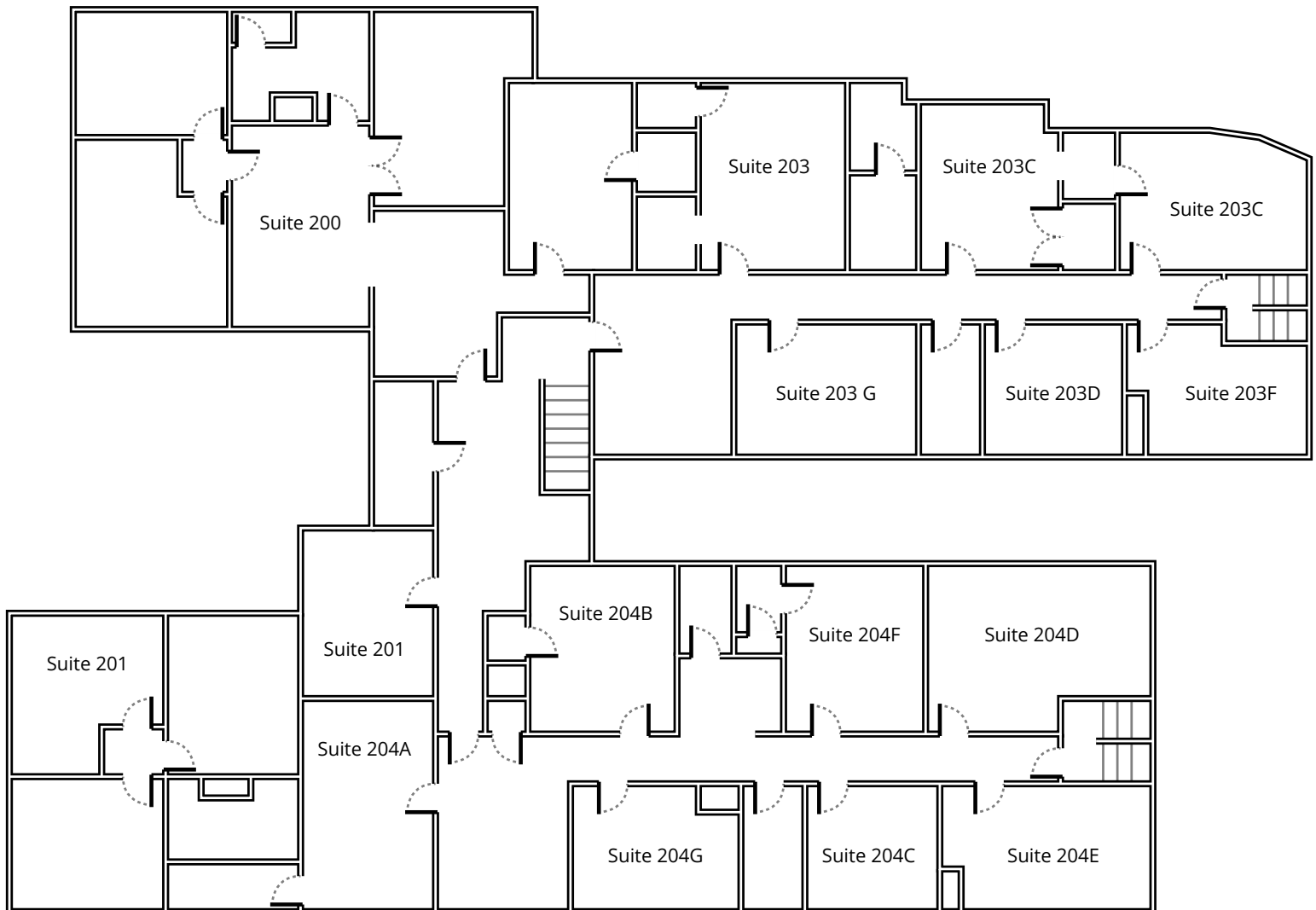
10 BOULDER CRESCENT, COLORADO SPRINGS, CO 80903

## First Floor



Rev: March 6, 2024

## Second Floor



Rev: March 6, 2024

## Third Floor



Rev: March 6, 2024



# Offices for Lease

10 BOULDER CRESCENT, COLORADO SPRINGS, CO 80903



Rev: March 6, 2024

## 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.

**Steve Leigh**  
C: 719.338.4470  
O: 719.630.2277  
Steve@HoffLeigh.com