

Office Space for Lease

4465 NORTH PARK DRIVE, COLORADO SPRINGS, CO 80907



Overview

Discover the unparalleled experience of our premier professional building, boasting exceptional value and an unbeatable location! Situated at the crossroads of I-25 and Garden of the Gods Road, you'll be just 5 minutes away from the vibrant downtown scene, with delicious dining options, banks, charming shops, and engaging meeting spaces. No need to worry about parking - we've got you covered! Plus, enjoy the breathtaking mountain views that surround you.

Ready to learn more or schedule a private showing? Get in touch with Guy Cox at (719) 357-7494 or Steve Leigh at (719) 338-4470.

Available Spaces

Suite:	Available Space:	Lease Rate:
206	400 SF	\$650/Month (\$19.50 SF/YR)
300	550 SF	\$800/Month (\$17.45 SF/YR) <i>*Available - June 1</i>
430	225 SF	\$550/Month (\$29.33 SF/YR)
440	200 SF	\$525/Month (\$31.50 SF/YR)
450	225 SF	\$550/Month (\$29.33 SF/YR)

Property Details

Lease Rate

■ \$17.45 - \$31.50 SF/YR (Gross)

Space Available

■ 200 -1,000 SF

Rev: May 21, 2026



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.

Guy Cox

C: 719.357.7494
O: 719.630.2277
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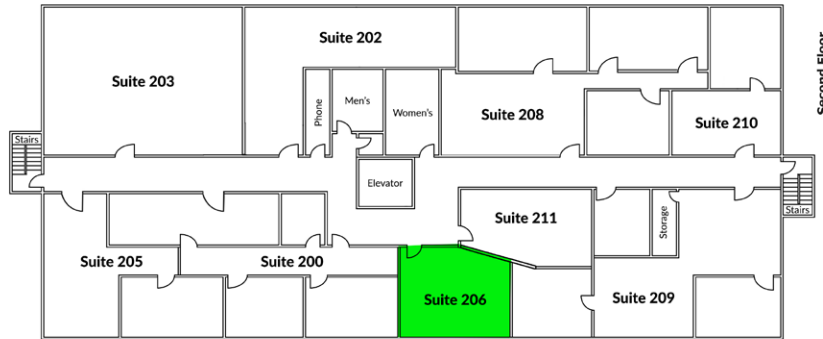
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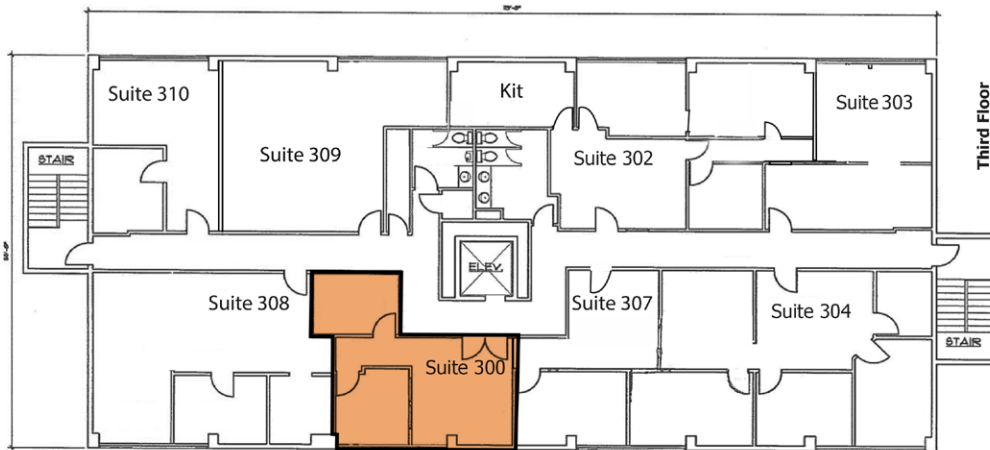
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Second Floor Suites



Third Floor Suites



Fourth Floor Suites



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