

# Flex Condo For Lease

131 WINTERS DRIVE, COLORADO SPRINGS, CO 80907

[Click Here for Virtual Tour](#)



## Overview

Beautiful flex condo available for lease just off N Nevada Ave and within minutes to I-25. Approximately 50/50 office/warehouse ratio with new carpet and paint in the office portion and a highly functional shop space which leads out to a private fenced yard area.

### Parking

- 5 dedicated parking spaces in front of the unit
- Additional parking available along the side of the building
- 50' x 38' paved and fenced yard for secure vehicle or equipment storage

### Warehouse

- ±1,900 SF warehouse space
- 17'-21' clear height
- 14' H x 12' W drive-in overhead door
- Excellent functionality for storage, fabrication, or light industrial use

### Office

- ±1,600 SF professional office buildout
- 2 hard-walled private offices
- Dedicated conference room
- Upstairs main office with private bathroom and shower
- Clean finishes with fresh paint and new carpet
- Break area / kitchenette

### Yard Space

- 50' x 38' paved and fenced outdoor lot
- Secure storage capability
- Ideal for vehicles, trailers, or equipment

## Highlights

- 17'-21' Clear Height
- 14' H x 12' W Drive-in Overhead Door
- 50' x 38' Fenced Yard
- Shower in Upstairs Bathroom
- Fresh Paint & New Carpet

## Property Details

### Lease Rate

- \$14.00 SF/YR  
(+ \$5.26 PSF NNN)

### Space Available

- 3,574 SF

### Lot Size

- 0.23 Acres

### Zoning

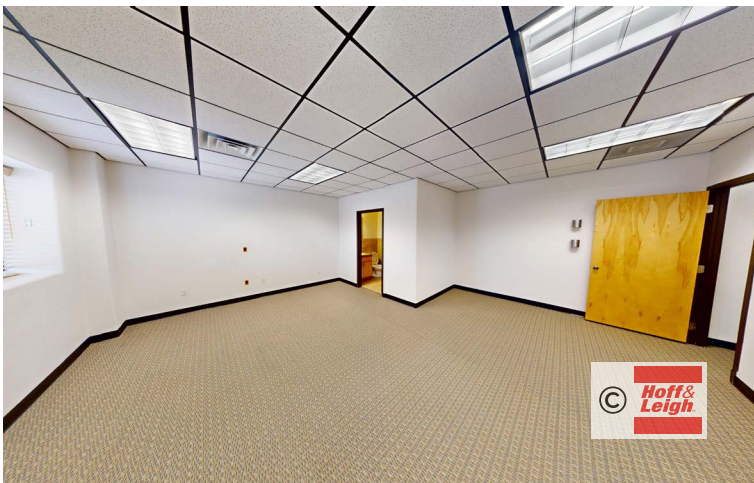
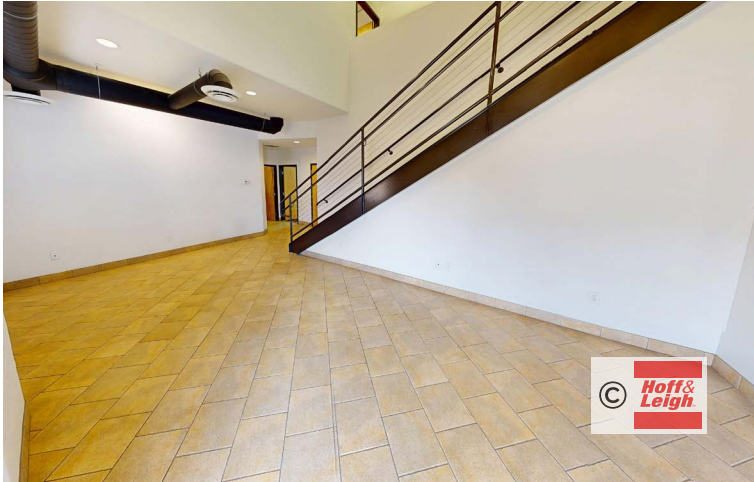
- LI (Light Industrial)

Rev: February 26, 2026



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## 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.



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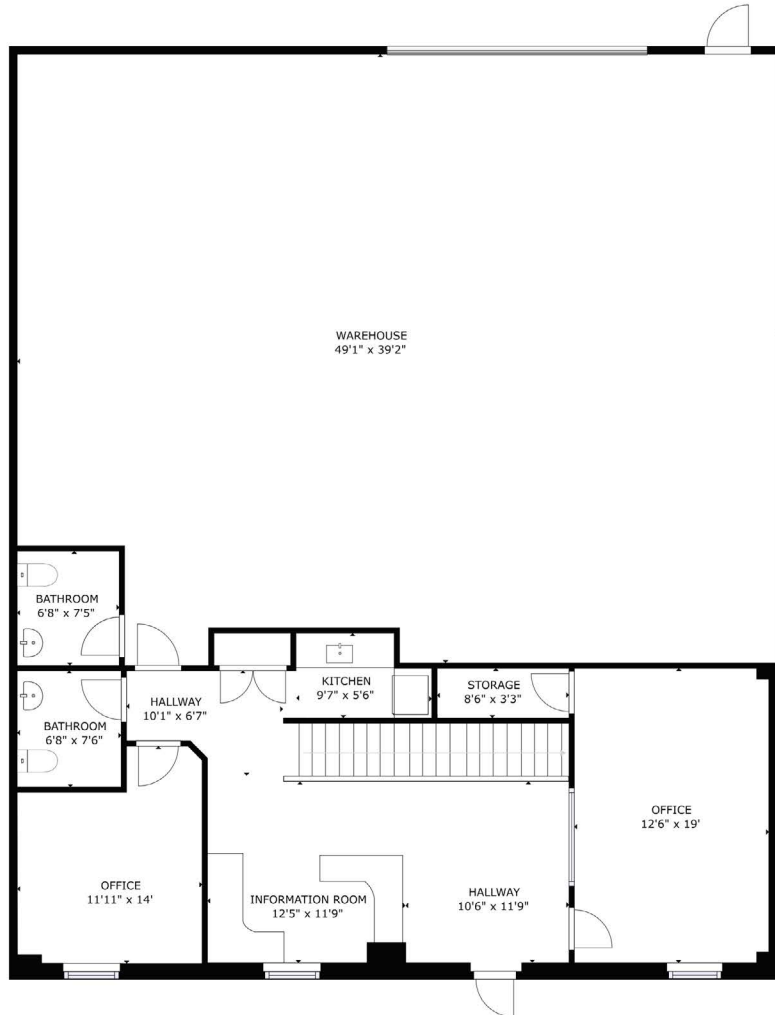
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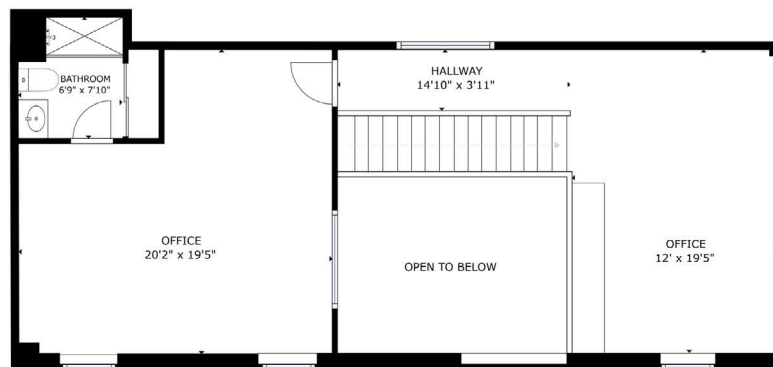
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## Floor 1



## Floor 2

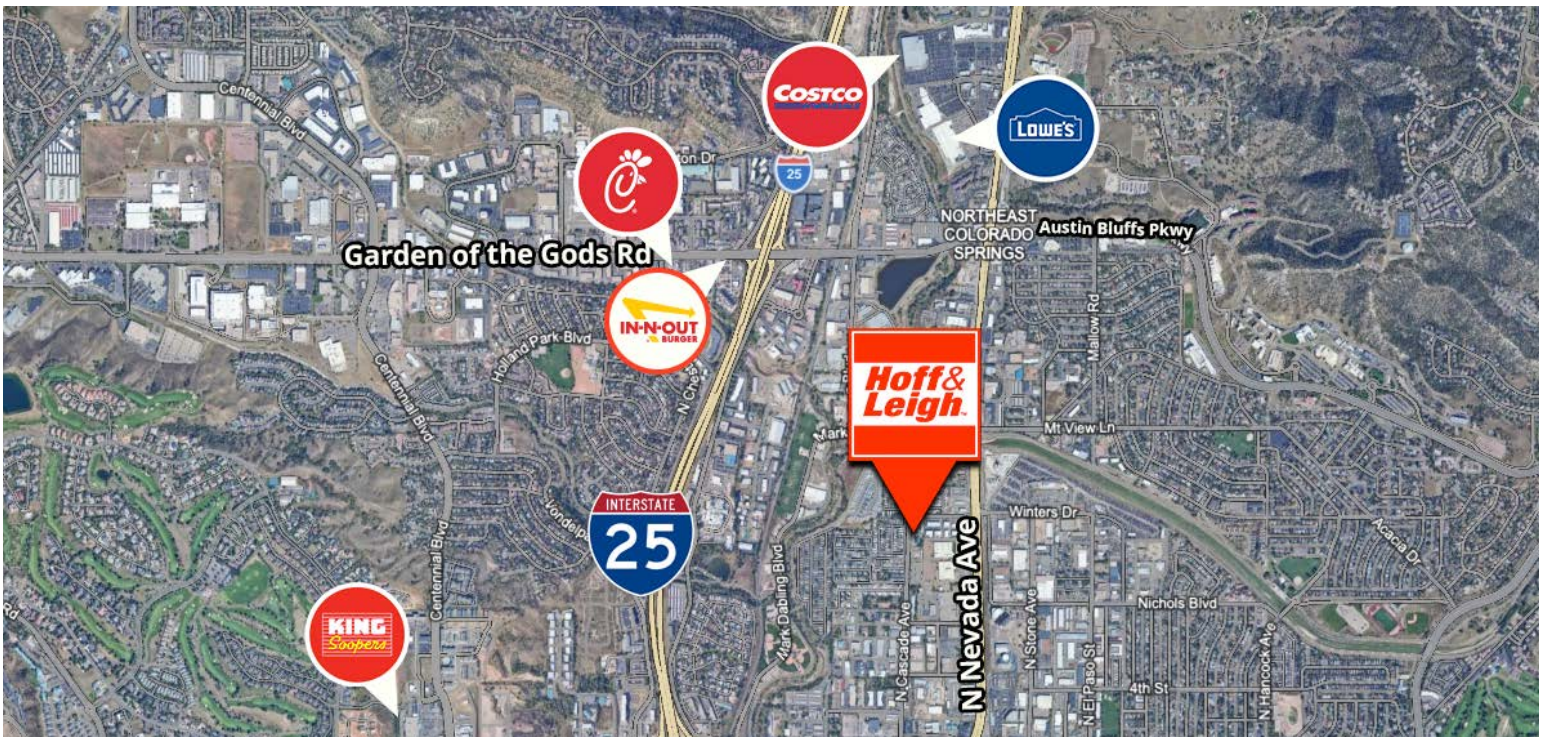


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