

Commercial Space for Lease

1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909

PRICE REDUCED!



Overview

1826 E. Platte, a prime commercial property located in the heart of Colorado Springs.

The building has been recently updated with new flooring and paint, making it move-in ready for your business.

The location is ideal for office users looking to be in a high-traffic area with easy access to major roads and highways. The property is located just east of downtown Colorado Springs with ample parking for customers and employees.

Suite 200 has recently undergone a fresh update, creating a welcoming ambiance right from the reception area. It features four spacious offices, each bathed in natural light thanks to the abundance of windows.

Additionally, there's an available suite in the basement, offering a unique space for various business needs. Tenants of both suites will enjoy shared access to a well-appointed break room and a professional conference room, perfect for meetings and collaborations.





Don't miss out on the opportunity to lease an office in this prime commercial property. Contact Guy Cox or Chris Myers today to schedule a showing and see how this space can work for your business.

Suite #:	Available Space:	Lease Rate:
Basement	800 SF	\$800 / Month (Gross)
200	1,000 SF	\$1,195 / Month (Gross)

Highlights

- Central Location
- Near Downtown
- New Flooring and Paint
- Close to Memorial Hospital and Olympic Training Center

Property Details

	Lease Rate \$12.00 - \$14.34 SF/YR (Gross)		Space Available 800 - 1,000 SF
	Building Size 19,584 SF		Zoning C6

Rev: January 9, 2024

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Suite 200



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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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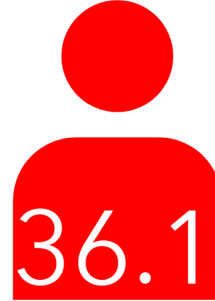
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DEMOGRAPHICS



122,359
Population



36.1
Median Age



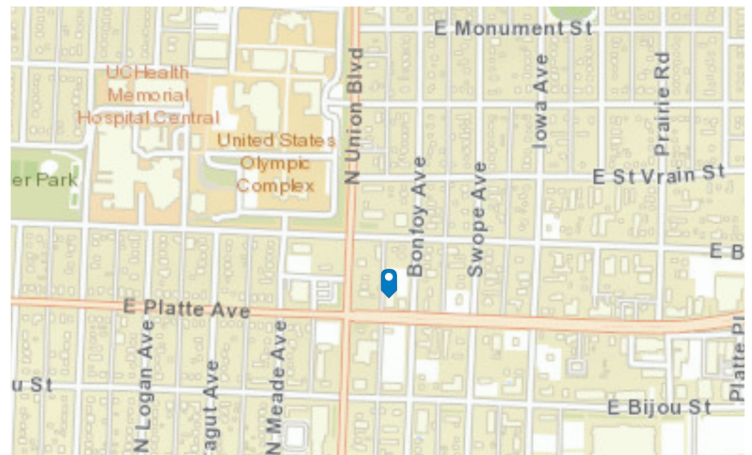
2.2
Average
Household Size



\$47,196
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Union Blvd	28,445	0.0
E Platte Ave	26,316	0.1
Bonfoy Ave	27,600	0.1
N Union Blvd	8,963	0.1
N Union Blvd	22,907	0.1



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Guy Cox

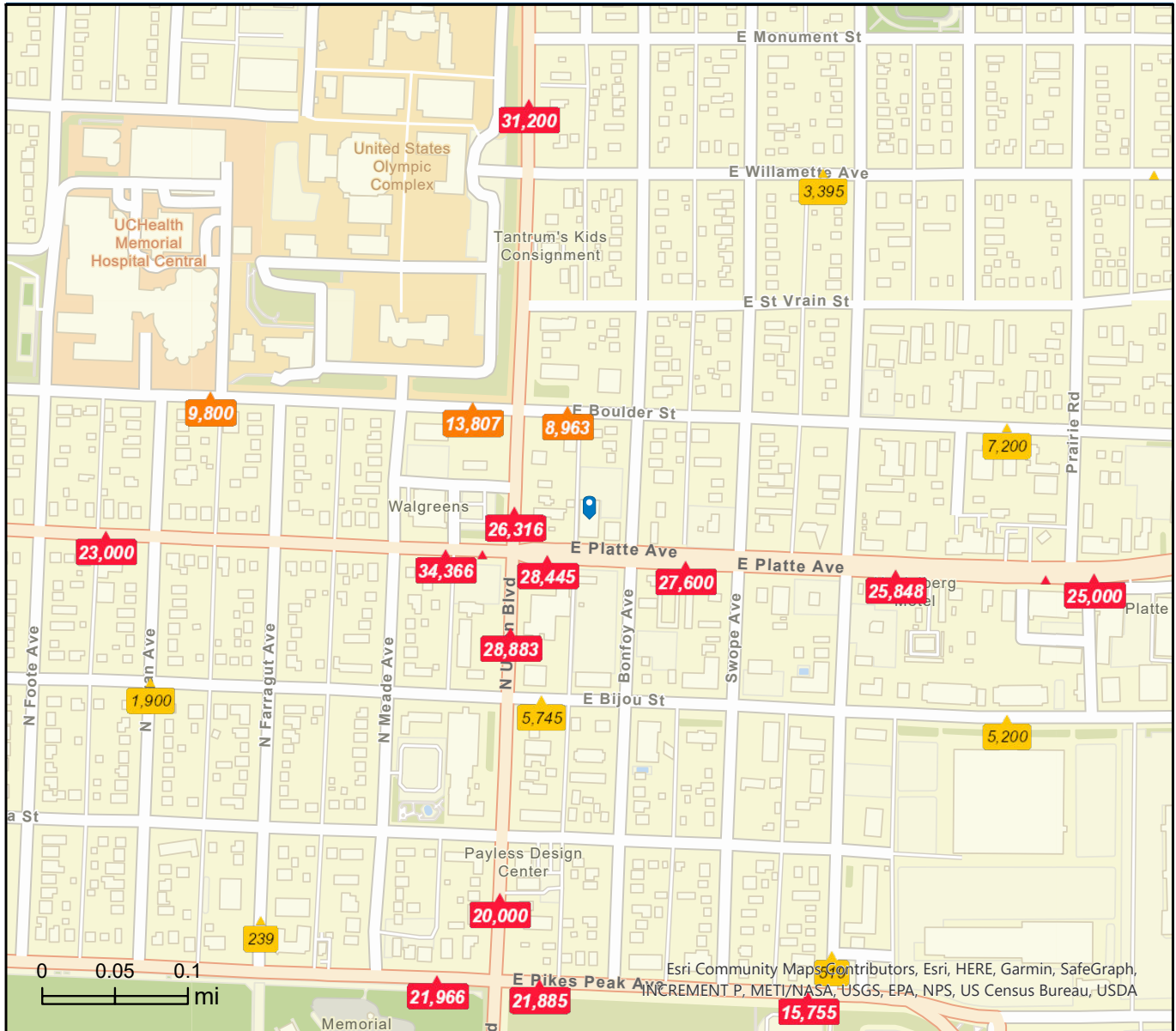
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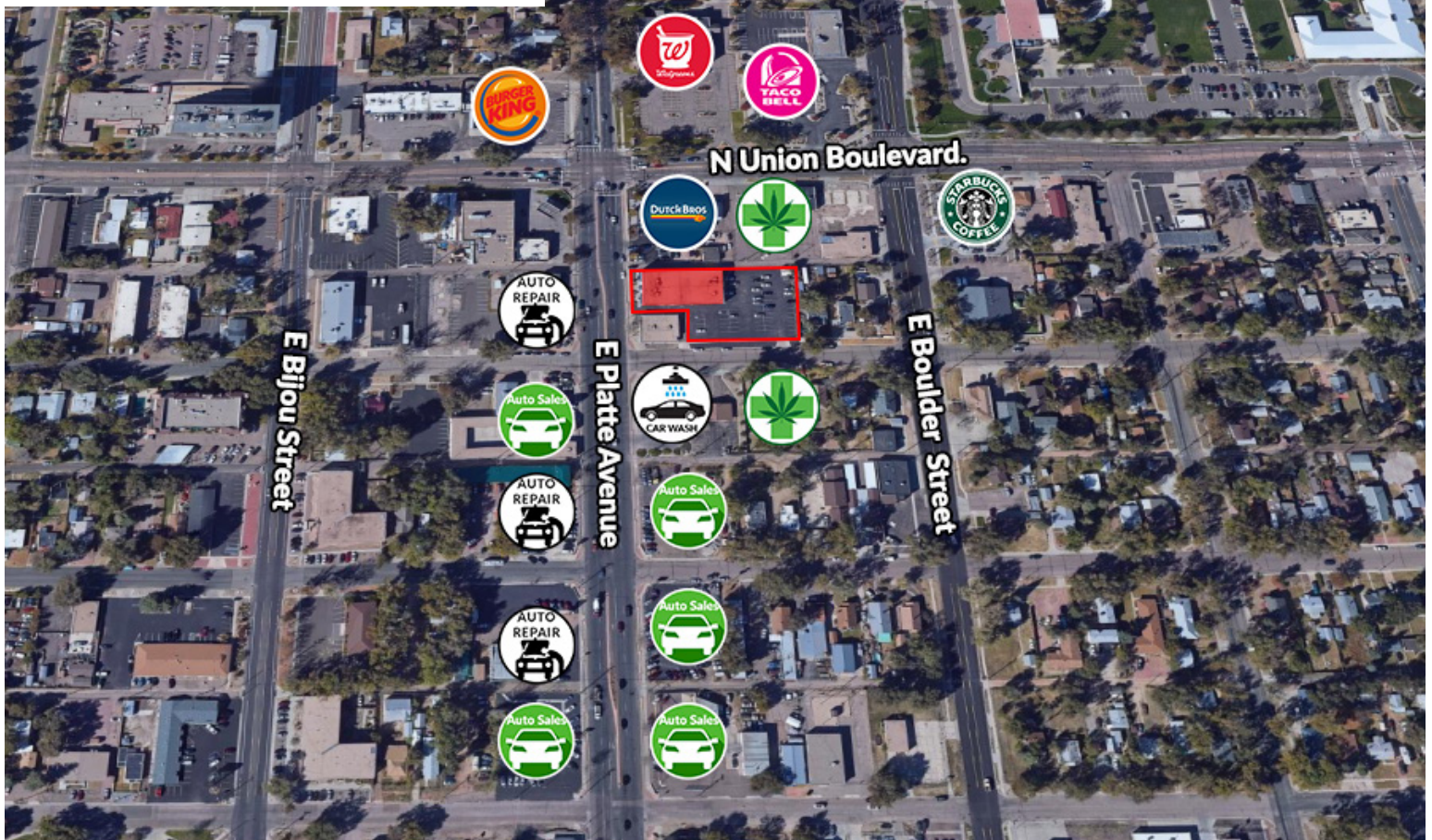
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