

# Commercial Space for Lease

1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



## 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.

Tenants of 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 today to schedule a showing and see how this space can work for your business.

Suite #:	Available Space:	Lease Rate:
114	1,500 SF	\$2,200/Month (Gross)

## Highlights

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

## Property Details

 <b>Lease Rate</b> \$17.6 SF/YR (Gross)	 <b>Space Available</b> 1,500 SF
 <b>Building Size</b> 19,584 SF	 <b>Zoning</b> MX-M

Rev: May 11, 2026

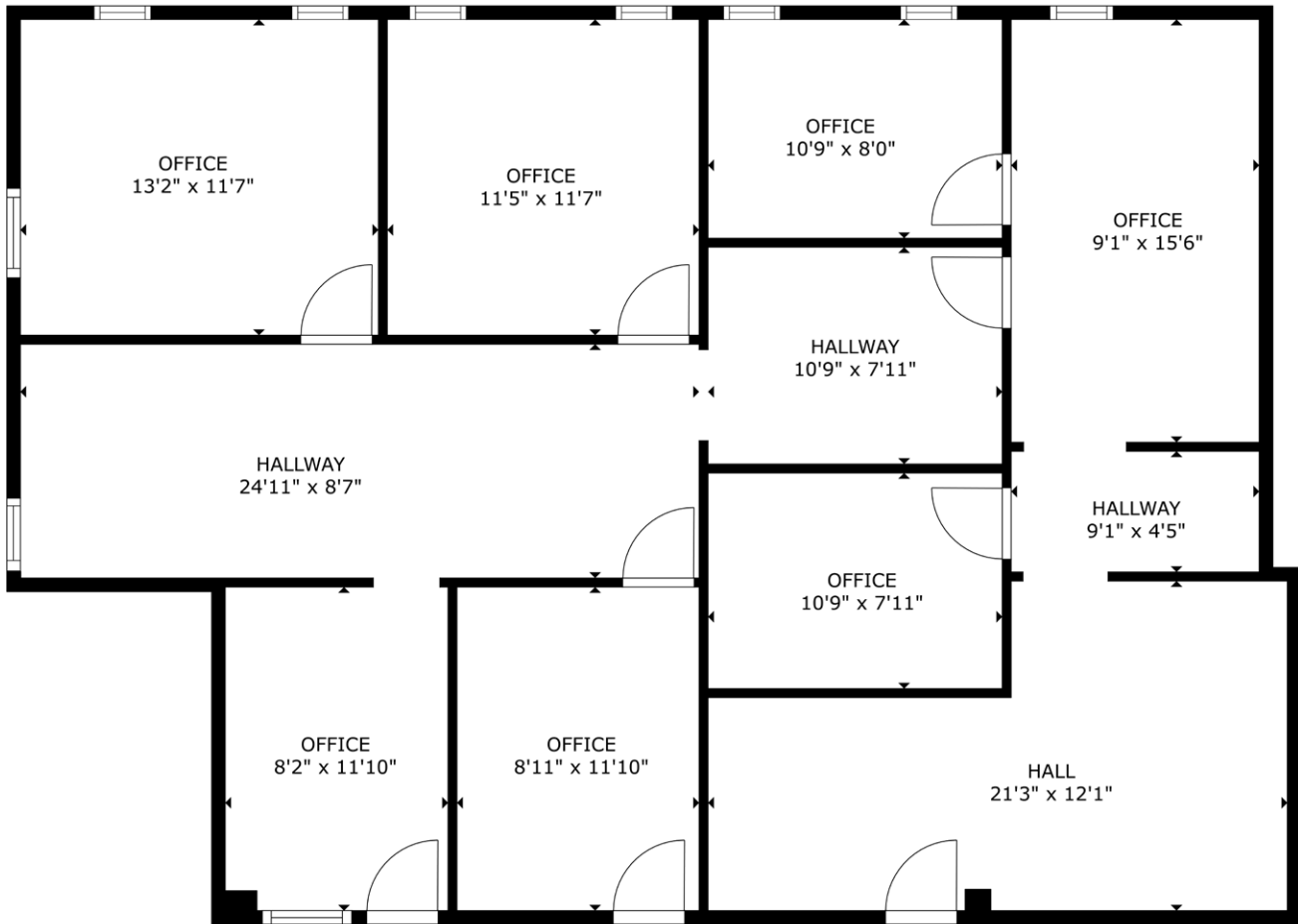
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## Floor Plan



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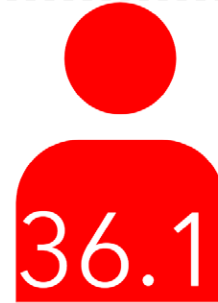
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## DEMOGRAPHICS



**122,359**  
Population



**36.1**  
Median Age



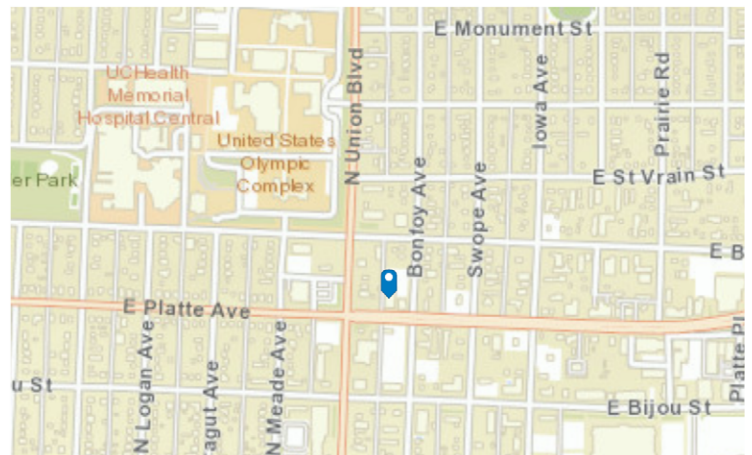
**2.2**  
Average Household Size



**\$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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### 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**

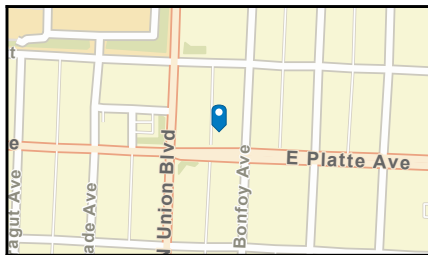
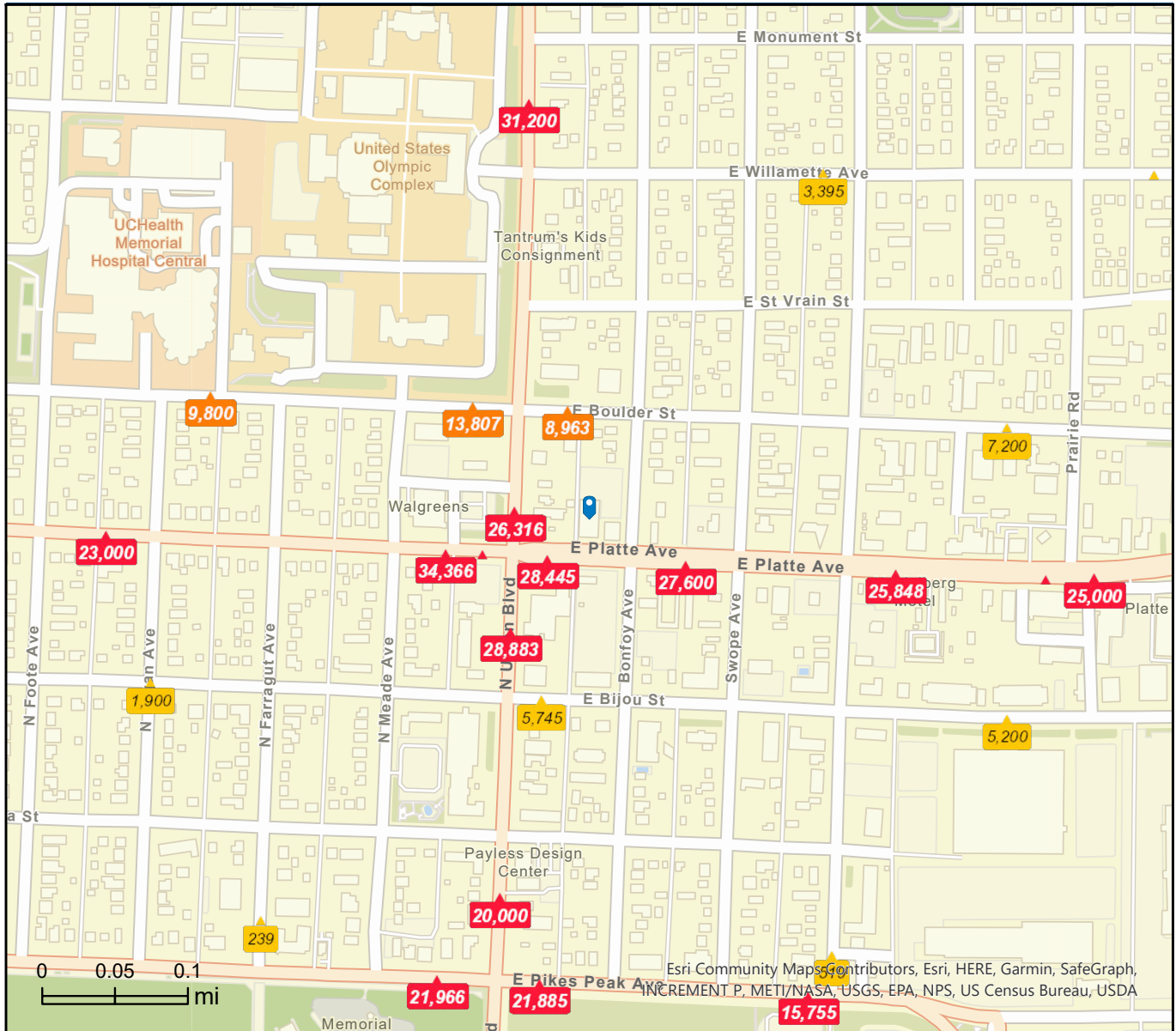
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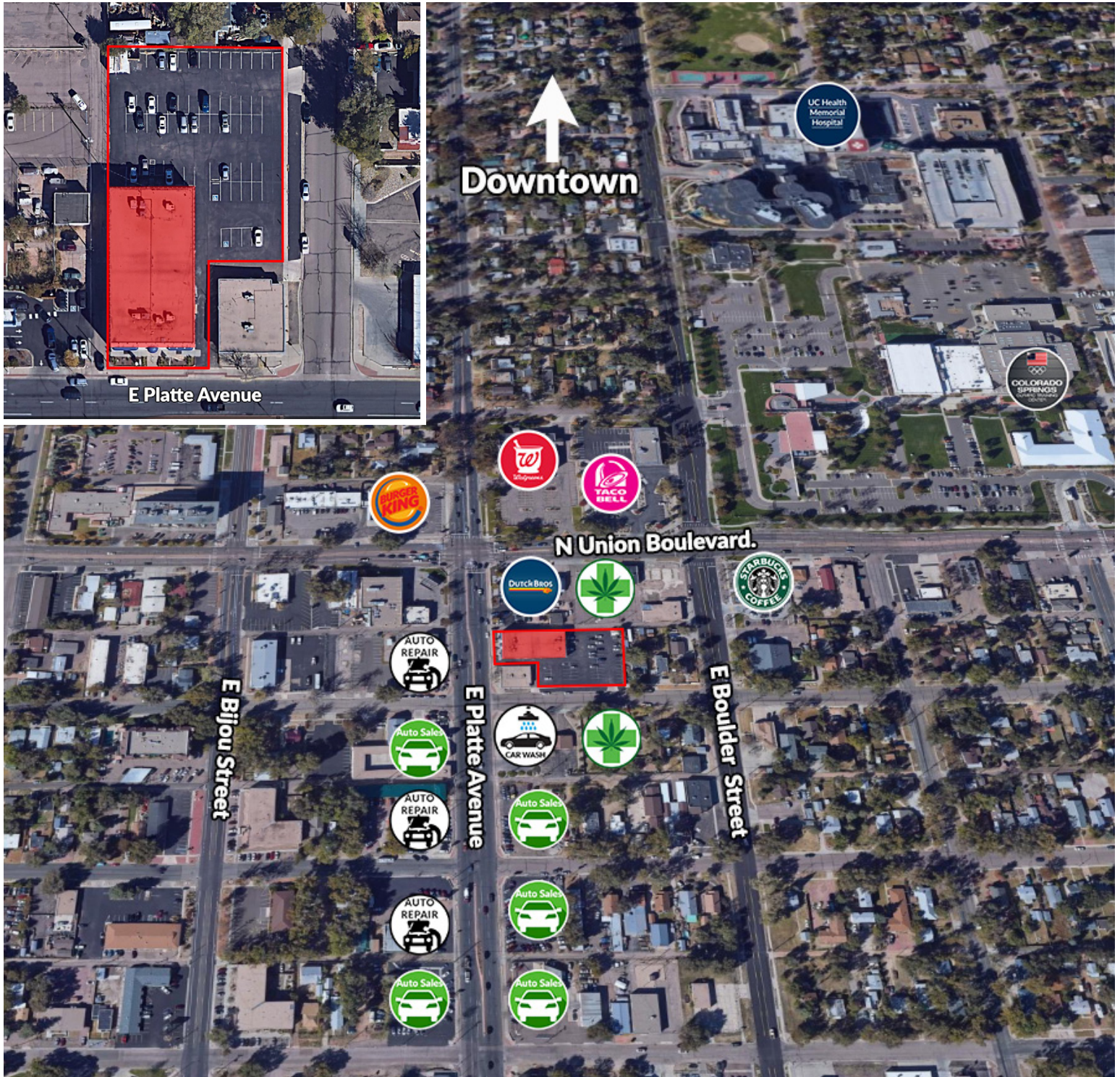
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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