

College Plaza Space for Lease

2027 - 2059 B STREET, COLORADO SPRINGS, CO 80906



Overview

Hoff & Leigh is excited to present a desirable retail space located at 1807-2059 B Street, anchored by 7-Eleven. This property offers easy access to both The Broadmoor World Arena and Fort Carson, making it an ideal choice for businesses that require proximity to these major landmarks. This property is situated in a thriving commercial area, surrounded by a diverse mix of businesses, restaurants, and shops. This presents an excellent opportunity for businesses to tap into the local market and establish themselves as part of the community.

2027 – Includes a wide-open layout, Small back office / storage room and one bathroom.

2047A – Includes a wide-open floor plan capable of many uses leaving a great opportunity for a new tenant to build out a customizable suite catered to their use. One bathroom. Shared entrance / common area.

2047B – Suite has two offices, and a small reception area. Shared entrance / common area.

2047 A-B – Can be combined as one 3,666 SF unit or leased separately.

2059 – Open floor plan with a office / storage area in the back and one bathroom.

For more information or to schedule a private showing please contact
Chris Myers (719) 650-4627 or Jayme Wilson (719) 722-8632 today!

Suite #:	Available Space:	Lease Rate:
2027	1,800 SF	1,800 SF x \$12.00 SF/YR + \$3.85 SF/YR NNN = \$2,377.50 /Mo + Utilities
2047A	2,466 SF	2,466 SF x \$10.00 SF/YR + \$3.85 SF/YR NNN = \$2,846.18 /Mo + Utilities
2047B	1,200 SF	1,200 SF x \$10.00 SF/YR + \$3.85 SF/YR NNN = \$1,385 /Mo + Utilities
2047A-B	3,666 SF	3,666 SF x \$10.00 SF/YR + \$3.85 SF/YR NNN = \$4,231.18 /Mo + Utilities
2059	1,500 SF	1,500 SF x \$14.00 SF/YR + \$3.85 SF/YR NNN = \$2,231.25 /Mo + Utilities

Highlights

- Close to Fort Carson and the World Arena
- Ample Parking
- Clean and Finished Suites Available
- Anchored by 7-Eleven

Property Details



Lease Rate

\$10.00 - \$14.00 SF/YR (+ \$3.85 NNN)



Space Available

1,500 - 3,666 SF



Zoning

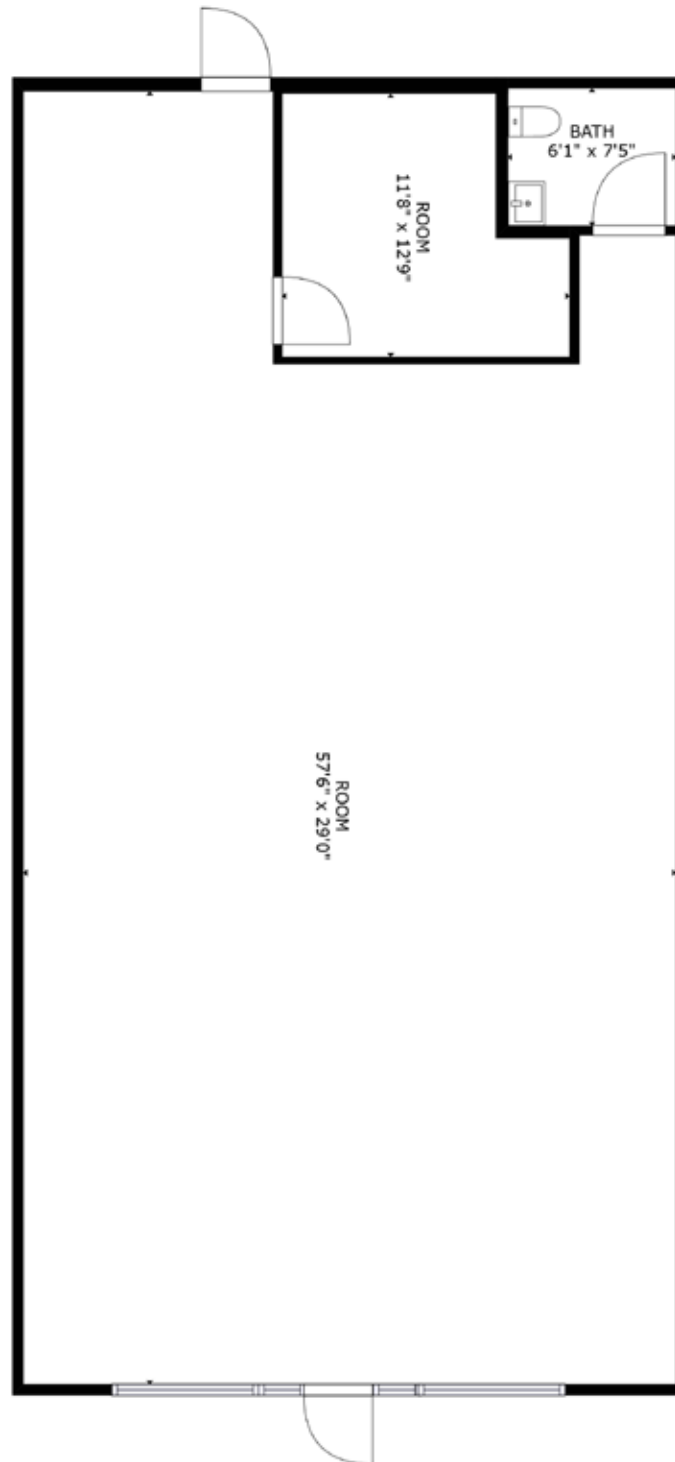
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Rev: March 4, 2024

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Suite 2027



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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.

Chris Myers

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Jayme Wilson

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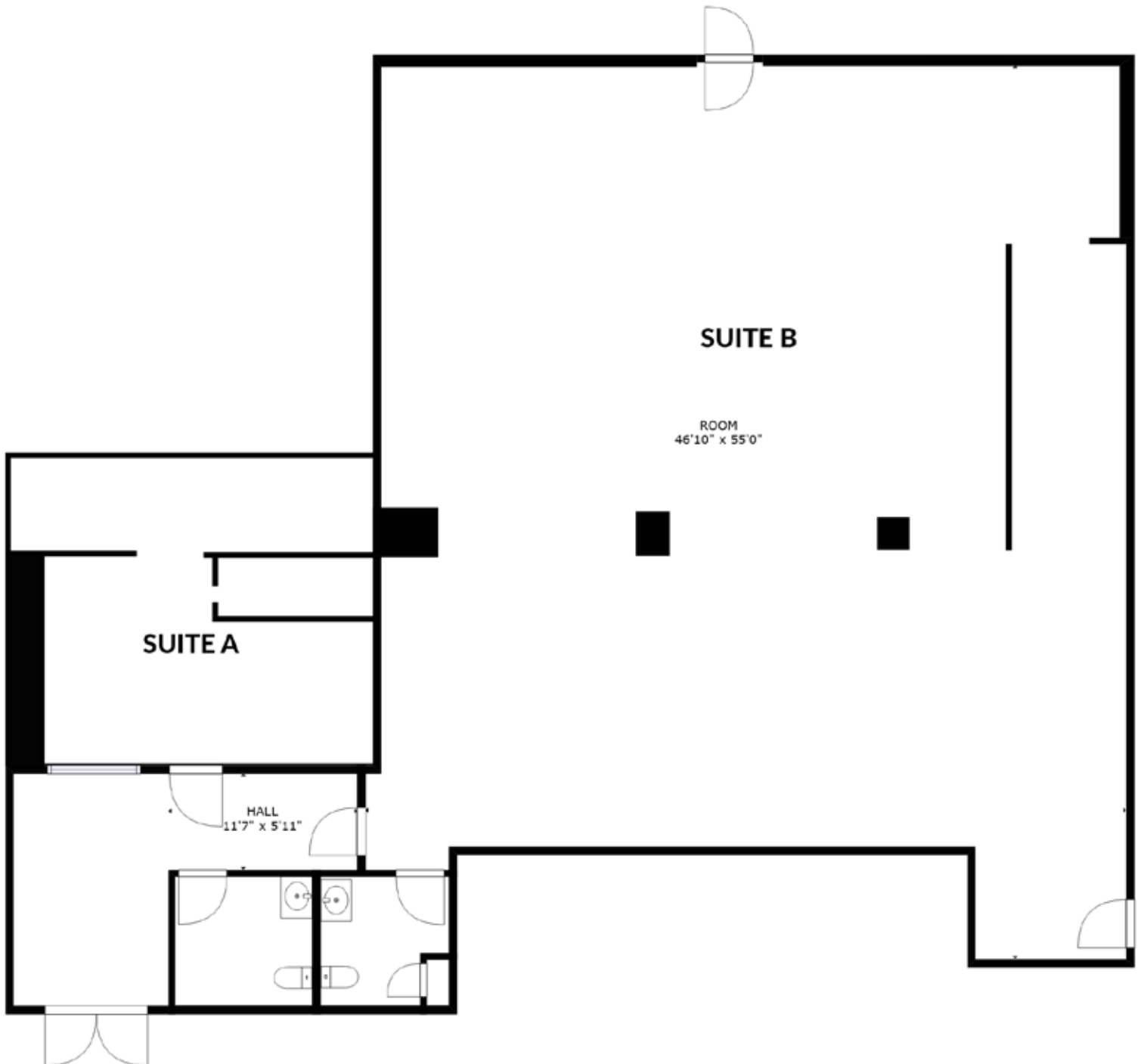
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Suite 2047 A / B



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Suite 2047 A / B

Common Area



Suite 2047 A



Suite 2047 B



Suite 2047 B

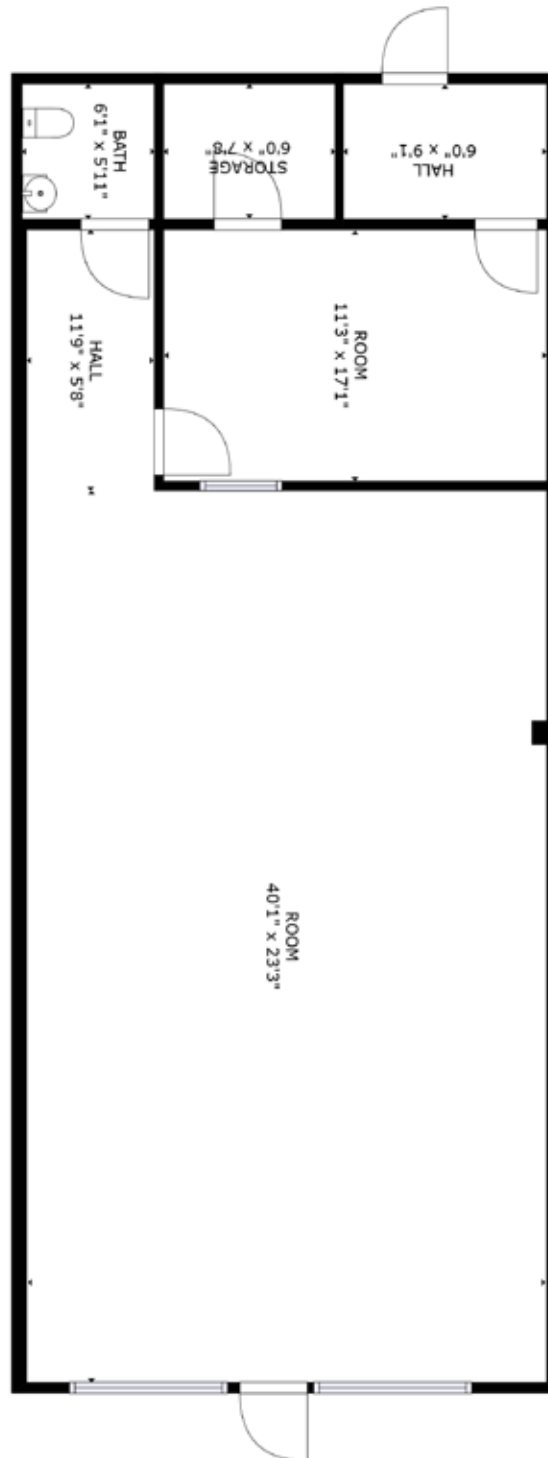


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Suite 2059



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Suite 2059



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