



Office Space for Lease

4570 HILTON PARKWAY, COLORADO SPRINGS, CO 80907



Overview

Professional office building with convenient access to Interstate 25 just off Garden of the Gods Road (one block west of the interstate). We have multiple lease options in the building, suite 203 can be subdivided. Gross leases - landlord pays building expenses.

The second floor office suite has seven offices, conference/training room, kitchenette, and waiting room. This suite can be subdivided to fit tenant needs. Please call broker for details.






Comcast internet is available, tenants have access to a low profile monument sign and there is plenty of on-site parking. This building is located in a beautiful park setting with lots of trees.

For all the details please call Steve Leigh at 719-338-4470 or Barbara Leigh at 719-331-2276.

Available Units

Unit:	Size:	Price:
203A	2,860 SF	\$3,500 / Month (Gross)
203B	1,430 SF	\$1,700 / Month (Gross)

Property Details

	Lease Rate \$1,700 - \$3,500 / Month (Gross)		Space Available 1,430 - 2,860 SF
	Building Size 10,524 SF		Lot Size 0.63 Acres
	Zoning PBC		

Rev: January 10, 2024



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.

Steve Leigh

C: 719.338.4470
O: 719.630.2277
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Barbara Leigh

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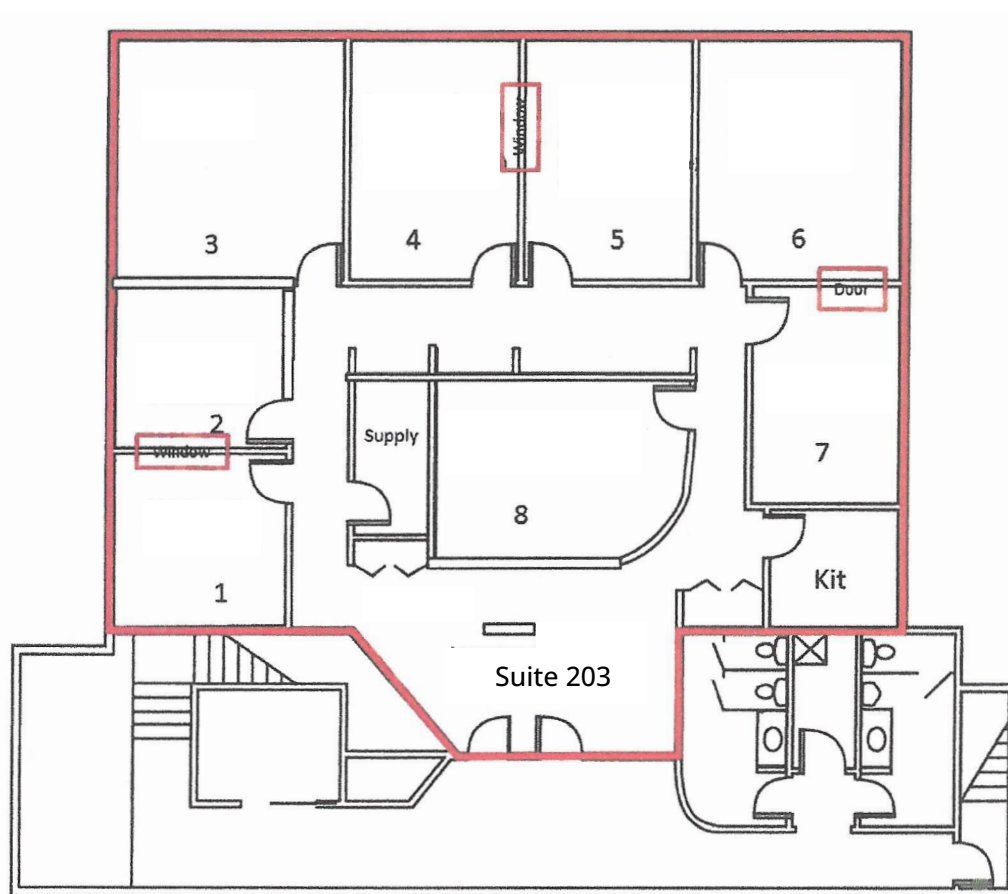
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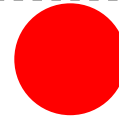
4570 HILTON PARKWAY, COLORADO SPRINGS, CO 80907

4570 Hilton Pkwy, Colorado Springs, Colorado, 80907

DEMOGRAPHICS



66,395
Population



43.0
Median Age



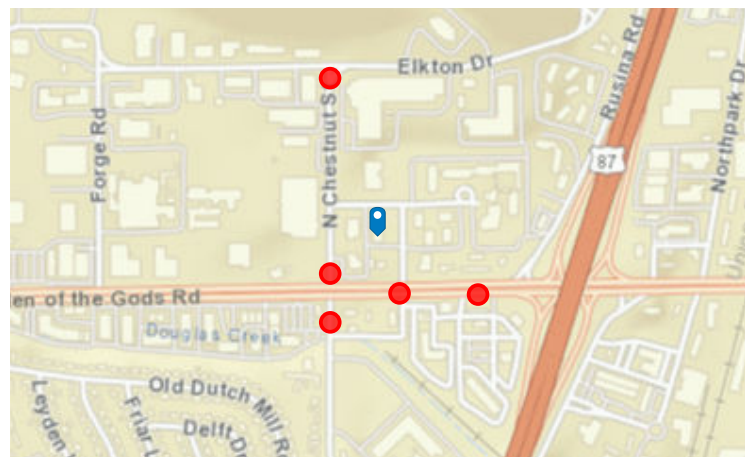
2.2
Average
Household Size



\$64,828
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Garden of the Gods Rd	6,995	0.1
Hilton Pkwy	54,555	0.1
W Garden of the Gods Rd	8,472	0.1
Rusina Rd	60,207	0.1
Elkton Dr	4,932	0.2

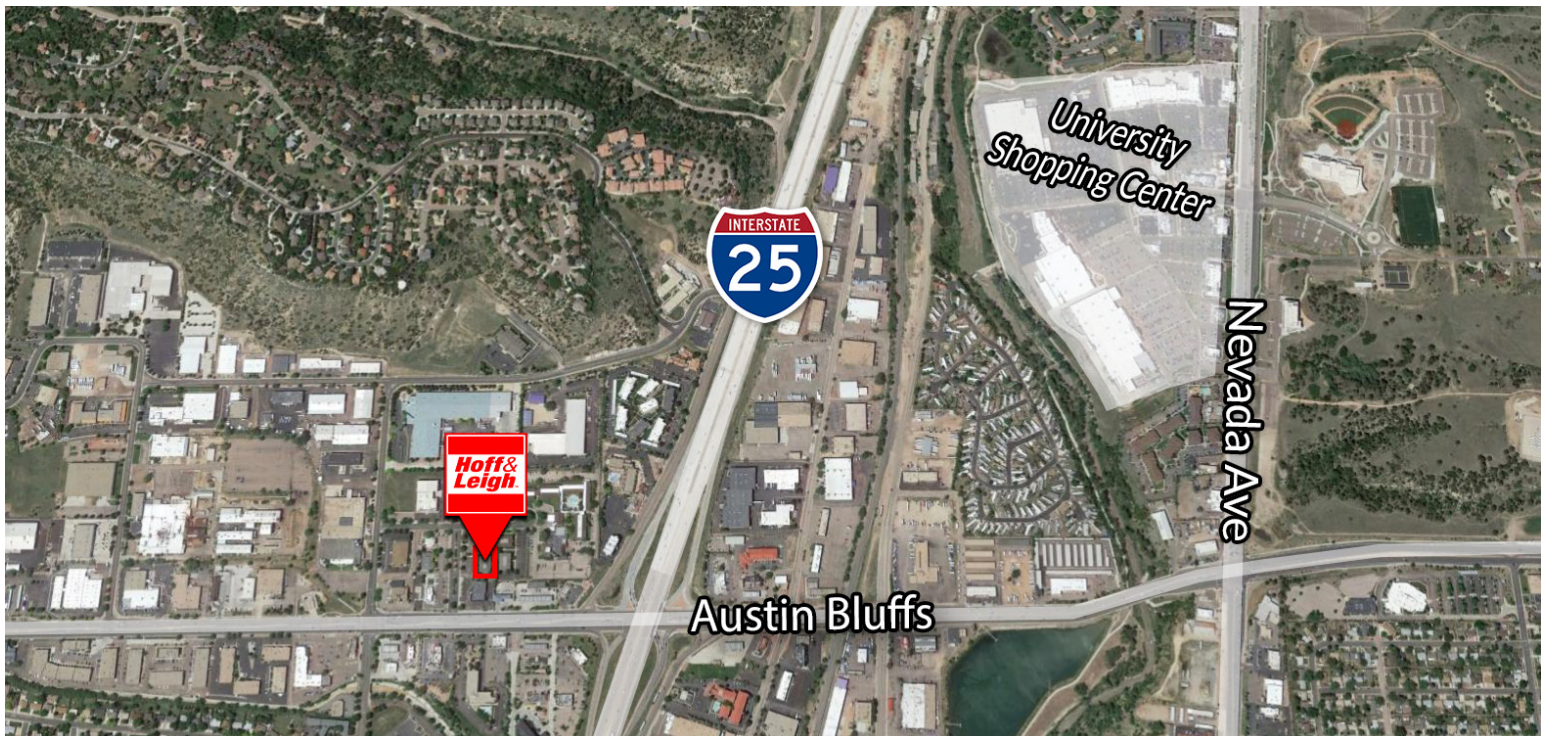
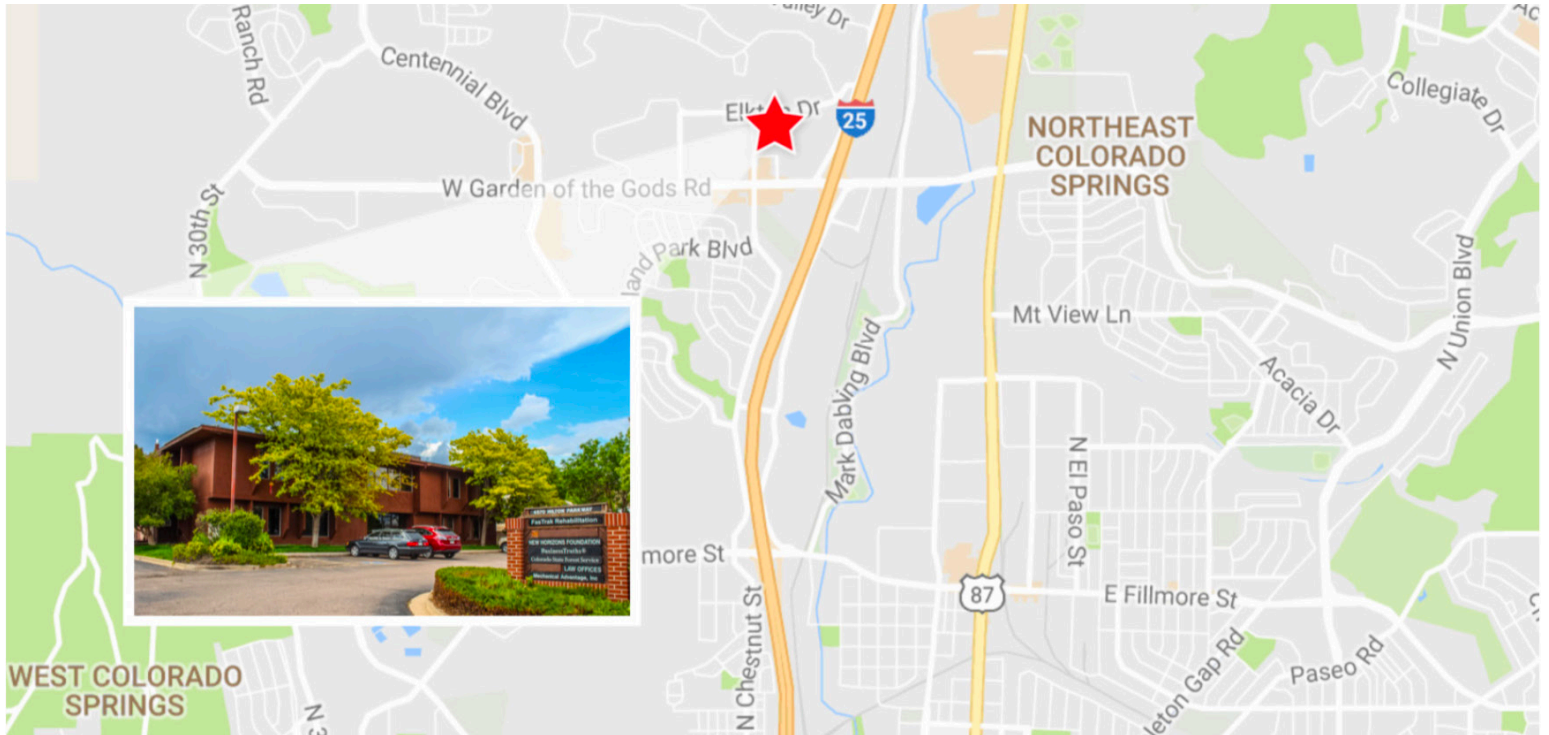


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