

Professional Retail/Office Space for Lease

7055 - 7095 LEXINGTON DRIVE, COLORADO SPRINGS, CO 80918

MOVE-IN SPECIAL: FREE BASE RENT!



[Explore Virtual Tour](#)

Overview

Now offering a premier retail/office center in an unbeatable location in Northern Colorado Springs. The property is just minutes from Powers Blvd and about 10 minutes from I-25. The building offers a wide range of lay-outs as it is currently in warm shell condition. The space already has bathrooms, HVAC and demising walls meaning a tenant can complete their improvements quickly. A key tenant mix drives traffic to the property including Dominos, Corrective Chiropractic, and Archdale Eyecare. Come join this professional center in the well-established market of Northern Colorado Springs!

Other Important Features:

- Onsite parking with spots directly in front of the unit meeting ADA needs
- Competitive lease rate with LOTS of free base rent for long term leases/ the right tenant
- Tenant pays for their own gas, electric and trash





For more information or to set up a private showing, please text/call Jayme Wilson: (719) 722-8632 or Holly Trinidad: (719) 337-0999 today!

Suite:	Size:	Lease Rate:
7085	1,875 SF	1,875 SF x \$19 SF/YR + \$6.50/SF/YR NNN = \$3,984.38 / Month

Highlights

- Flexible Terms
- Open Layout, Professional Exterior
- Onsite Landlord, High Traffic Neighbors
- High Visibility and Accessibility
- Monument Signage Available

Property Details

 Lease Rate \$19.00 SF/YR (NNN)	 Space Available 1,875 SF
 Building Size 9,529 SF	 Zoning C6

Rev: February 20, 2024



Our Network Is Your Edge

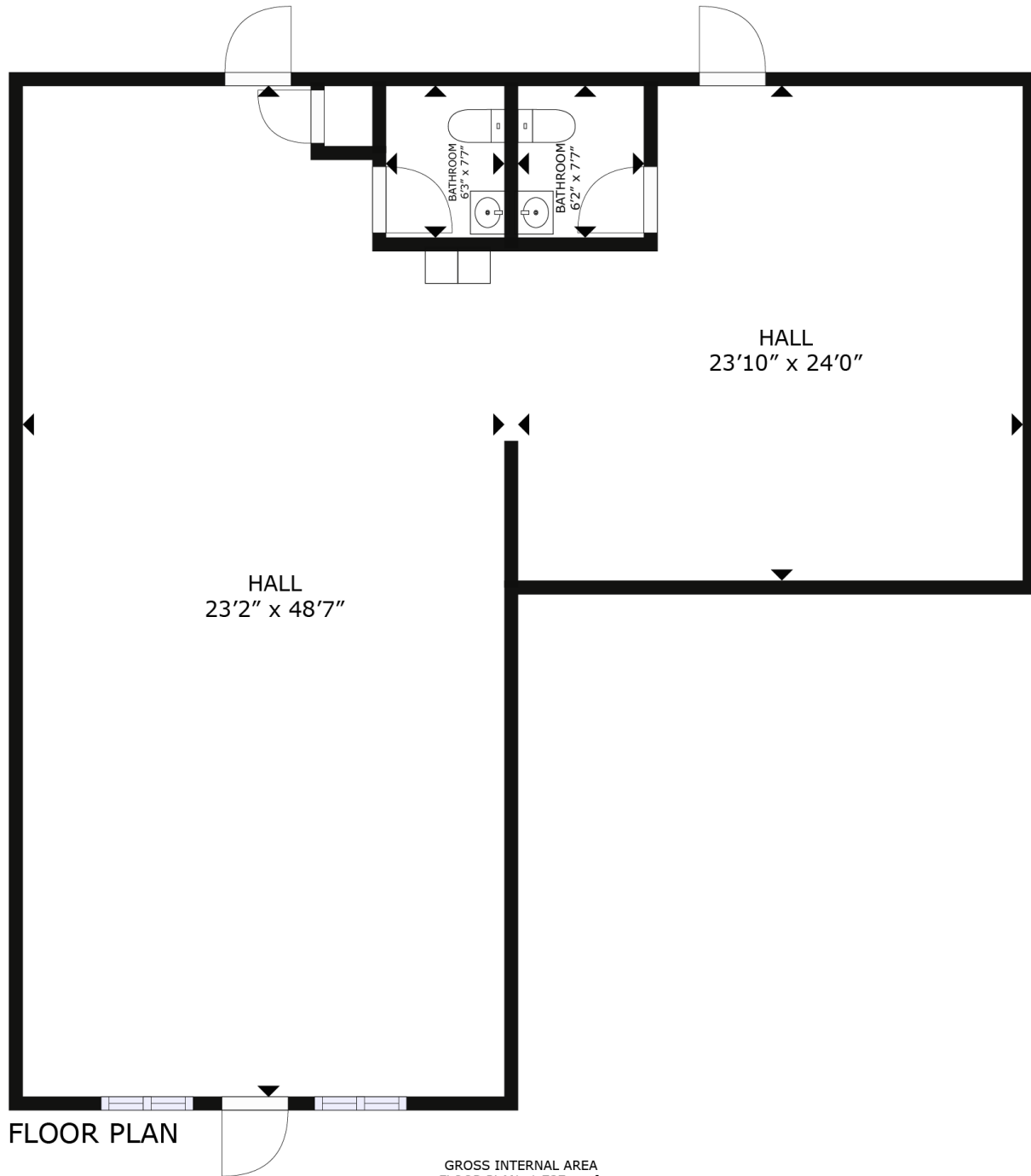
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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GROSS INTERNAL AREA
FLOOR PLAN: 1,737 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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