

Medical Office Space for Lease

104 PRO RODEO DRIVE, UNIT 110, COLORADO SPRINGS, CO 80919



Overview

Welcome to your next business opportunity at 104 Pro Rodeo Drive, Unit 110, conveniently located off I-25 and Rockrimmon across from the Pro Rodeo Hall of Fame. This prime commercial space is 1,796 SF and offers a professional yet welcoming atmosphere perfect for various businesses.

The unit has a professional reception area, six private offices (three of the offices have sinks), a large open bullpen, handicap accessibility, and plenty of parking.

For more information or to schedule a private tour, please call or text Guy Cox (719-357-7494) or Chris Myers (719-650-4627).

Unit:	Size:	Price:
110	1,796 SF	\$1,796.00 + \$7.50 NNN = \$2,918.00 / Month

Highlights

- Conveniently located off I-25 and Rockrimmon
- Welcoming Reception Area
- Three of the Six Offices/Exam Rooms Have Sinks
- Ample Parking
- Handicap Accessible
- Walking Distance to University Village Shopping Center

Property Details



Lease Rate

\$12.00 SF/YR (+ \$7.50 PSF NNN)



Space Available

1,796 SF



Lot Size

1.0 Acres



Building Size

8,000 SF



Zoning

PBC

Rev: March 7, 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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

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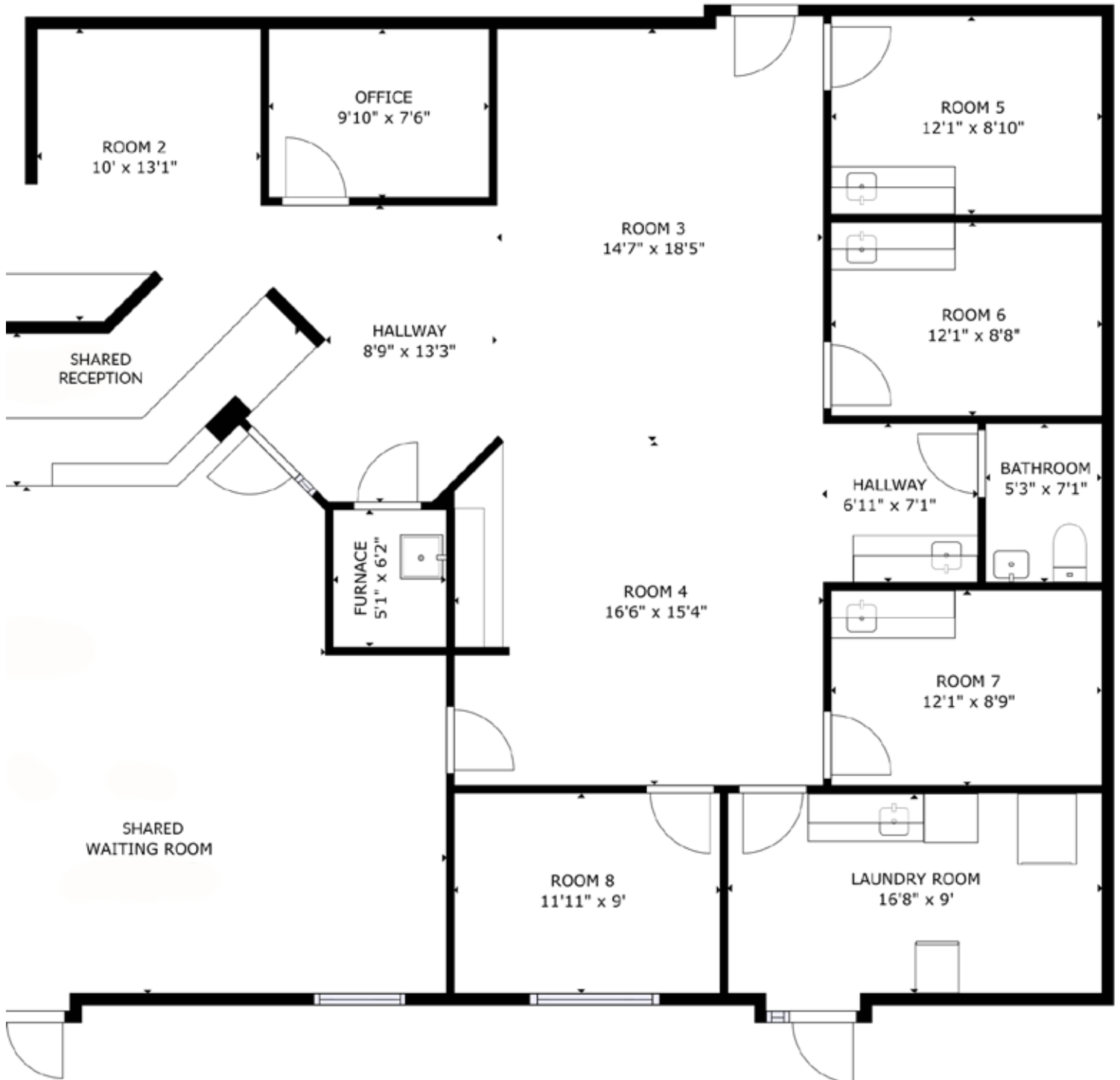
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104 Pro Rodeo Dr, Colorado Springs, Colorado, 80919

DEMOGRAPHICS



70,466
Population



Median Age



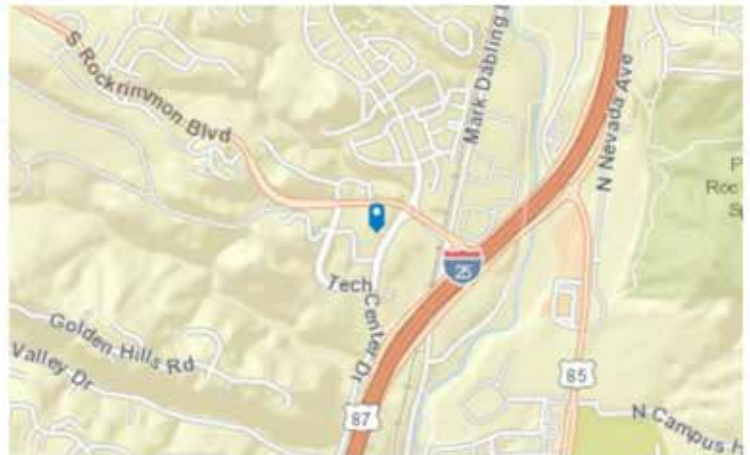
Average
Household Size



\$76,145
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Pro Rodeo Dr	11,496	0.1
Tech Center Dr	8,529	0.1
Pro Rodeo Dr	21,180	0.2
Pro Rodeo Dr	15,000	0.2
Mark Dabbling Blvd	6,873	0.2



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