

Office Space for Sub-Lease

2375 TELSTAR DRIVE, UNIT 115, COLORADO SPRINGS, CO 80920



Overview

2375 Telstar Unit 115 - Premier Office Space in Colorado Springs

Discover the perfect blend of style, functionality, and location with this 6,400 SF office space ideally situated near the vibrant Shops at Briargate, offering an exceptional setting for your business.

The space features an inviting reception area, 16 private offices, a spacious conference room, and a versatile open area, making it suitable for various professional needs. Its strategic location not only provides convenience but also places your business in a dynamic community, enhancing opportunities for growth and collaboration.

Contact Guy Cox (719-357-7494) or Chris Myers (719-650-4627) for more details or to schedule a tour.

Suite:	Size:	Lease Rate:
115	6,400 SF	\$8,266.00 + \$9.55 NNN = \$13,361.00 / Month

Highlights

- Inviting Reception Area
- 16 Private Offices
- Conference Room
- Large Open Area
- Near the Shops at Briargate
- Easy Access to I-25
- In-suite ADA Restrooms
- Handicap Accessible

Property Details

	Lease Rate \$15.50 SF/YR (+ \$9.55 NNN)		Building Size 44,000 SF
	Space Available 6,400 SF		Zoning PIP1
	Lot Size 4.17 Acres		

Rev: April 9, 2024



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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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Chris Myers

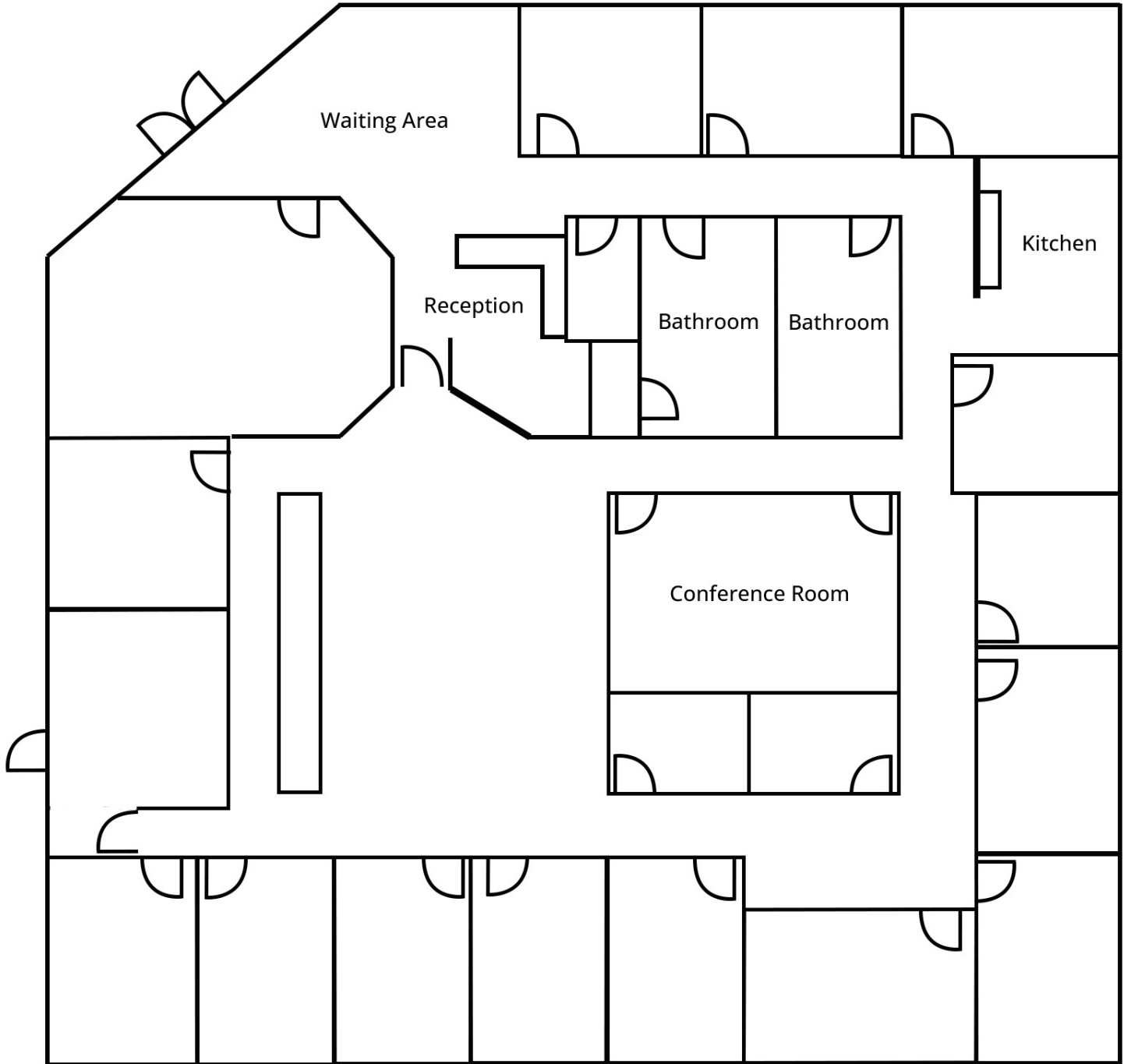
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DEMOGRAPHICS



71,473
Population



37.9
Median Age



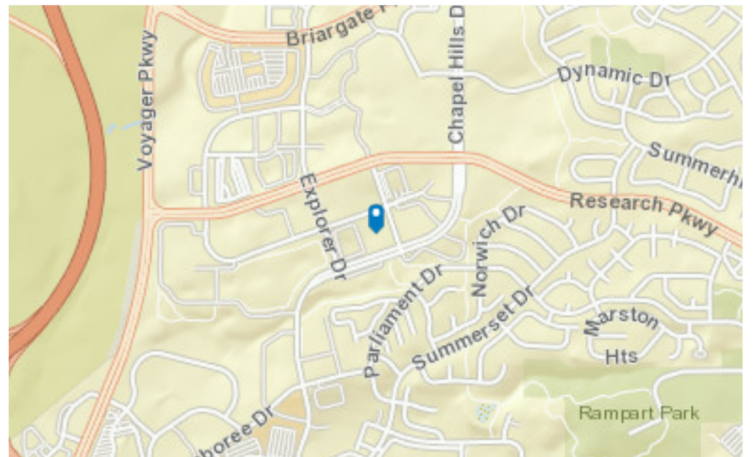
2.6
Average Household Size



\$101,544
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Explorer Dr	12,000	0.1
Telstar Dr	4,975	0.1
Criterion Dr	21,000	0.2
	5,608	0.2
Chapel Hills Dr	18,000	0.2



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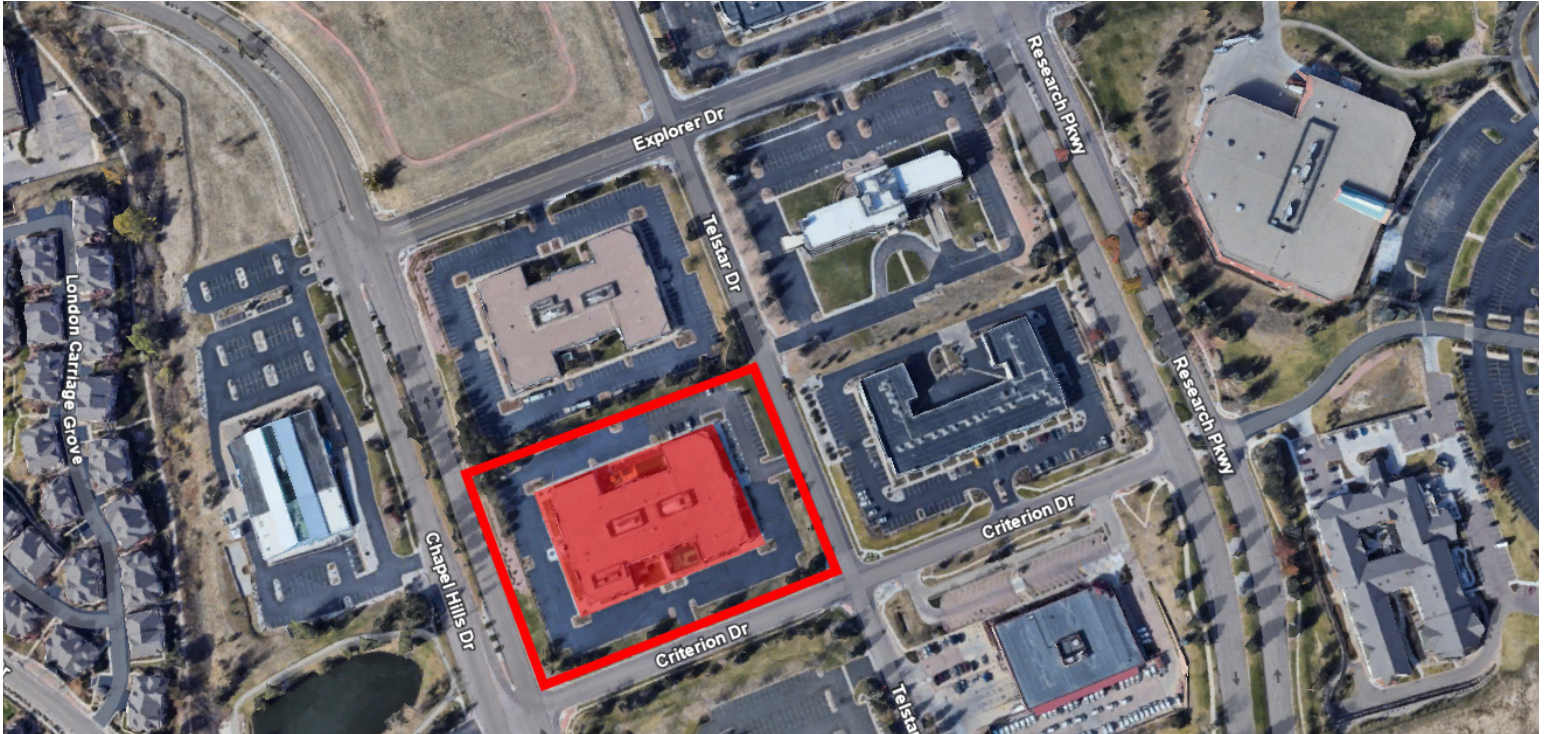
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