

# Professional Offices for Lease

320 S CASCADE AVENUE, COLORADO SPRINGS, CO 80903



## Overview

Located Downtown Colorado Springs, this office building provides large, professional offices which can be combined into a suite. Located within walking distance to the El Paso County Court house makes it well suited for attorney's or other professionals.

Currently upgraded with all new interior finishes and carpeting make the offices move in ready. Each office has its own glass sliding door to a private small courtyard. Tenants will have access to a shared conference room for meetings, a fully equipped coffee bar, two restrooms for convenience and shower. Off street parking can be available.

The building is wheelchair accessible and offers a high-end workspace in a prime downtown location.

For more information or to schedule a tour, call Steve Leigh at (719) 338-4470.

Suites:	Size:	Lease Rate:
Suite D (101)	370 SF	\$775 / Month (Gross)

## Highlights

- Large Professional Offices
- Courtyard Access
- Shared Conference Room
- Wheelchair Accessible
- Central Air Conditioning
- Shower
- 2 Restrooms
- Coffee Bar

## Property Details



**Space Available**  
370



**Zoning**  
FBZ - CEN



**Building Size**  
4,352 SF

Rev: March 16, 2026



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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.

## Steve Leigh

C: 719.338.4470

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Steve@HoffLeigh.com

## Guy Cox

C: 719.357.7494

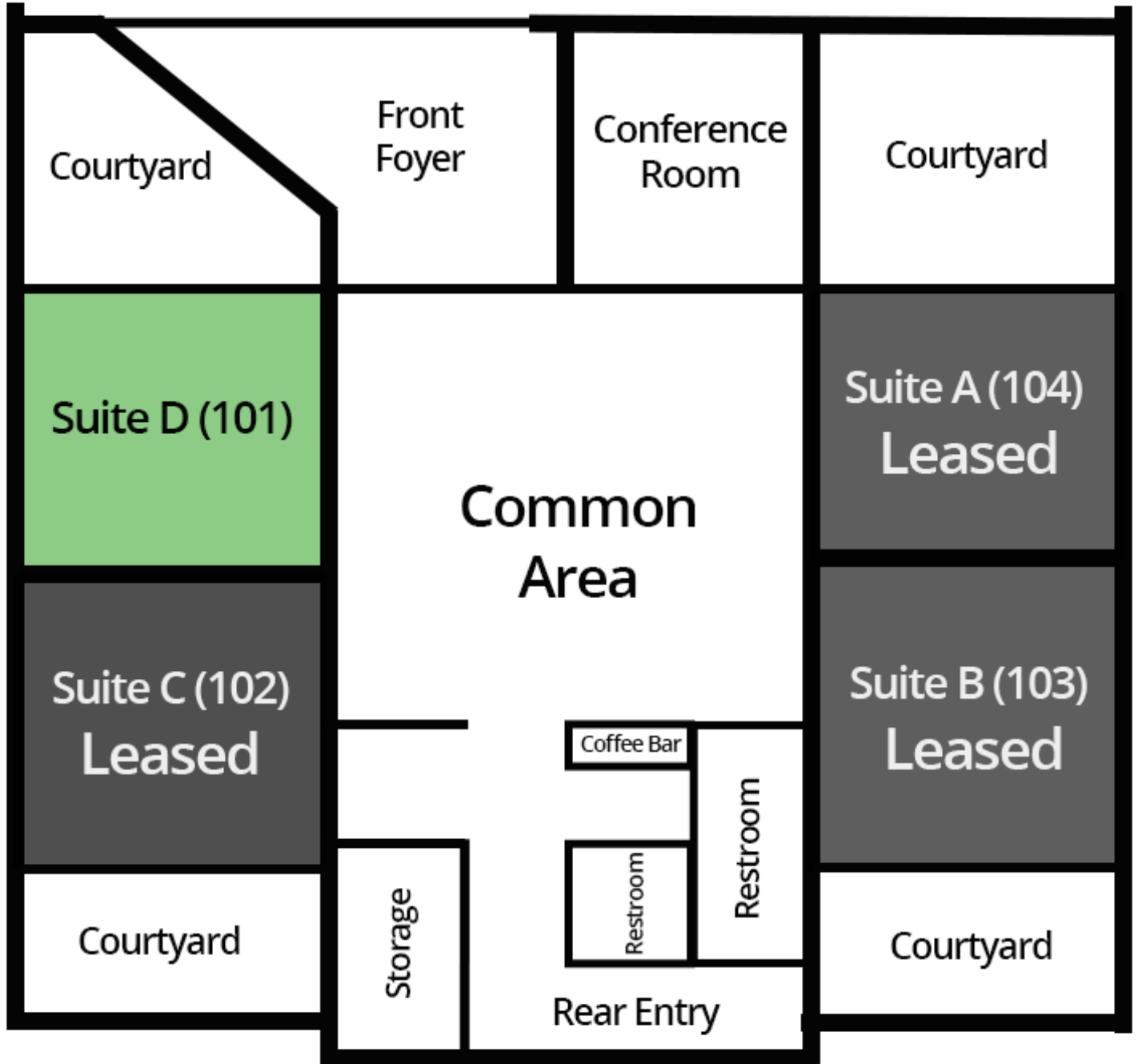
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## DEMOGRAPHICS



96,257  
Population



40.6  
Median Age



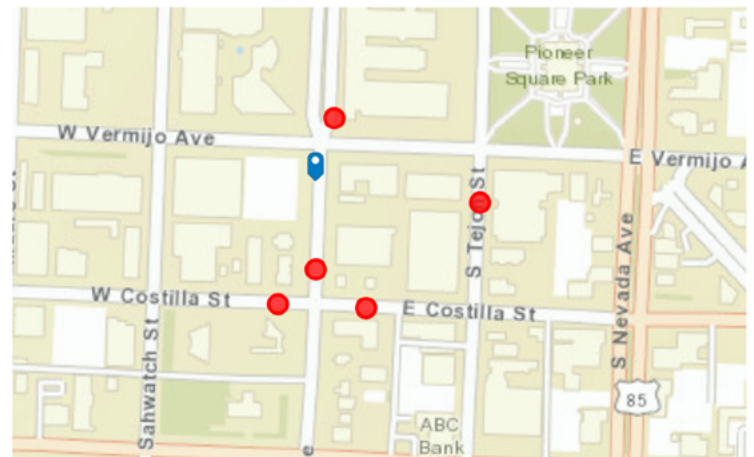
2.0  
Average  
Household Size



\$46,398  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Vermijo Ave	10,858	0.0
W Costilla St	9,385	0.1
S Cascade Ave	3,418	0.1
S Tejon St	3,875	0.1
E Vermijo Ave	5,705	0.1



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