

# Own Instead of Lease | Office Condo for Sale

3585 VAN TEYLINGEN DRIVE #E, COLORADO SPRINGS, CO 80917

**PRICE REDUCED!**



## Overview

Own your office and stop building wealth for your landlord! This 1,697 SF office condo inside the Atrium Building offers a professional and peaceful setting in the heart of Colorado Springs. With a mid-century modern atrium lobby filled with natural light and indoor foliage, the building's design provides a rare and welcoming ambiance. Featuring 3 treatment rooms that could be converted to general offices, a large reception area, kitchenette, and a large upstairs private office. The condo can easily be reconfigured for general office or professional use.

COA dues are only \$647/Month. With abundant on-site parking, a central location and minimal upkeep required; this property offers a professional setting with strong long-term value.

Please call Chris Myers at (719) 650-4627 or Guy Cox at (719) 357-7494 with any questions and to schedule your private showing.

## Highlights

- Mid-Century Modern Atrium Lobby
- COA Dues Only \$647/Month
- Low-Maintenance
- Ample Parking
- Monument Signage

## Property Details

### Reduced Sales Price

- \$275,000
- **\$264,500**

### Space Available

- 1,697 SF

### Zoning

- MX-M

*Rev: January 14, 2026*

#### 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.



#### Chris Myers

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O: 719.630.2277

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#### Guy Cox

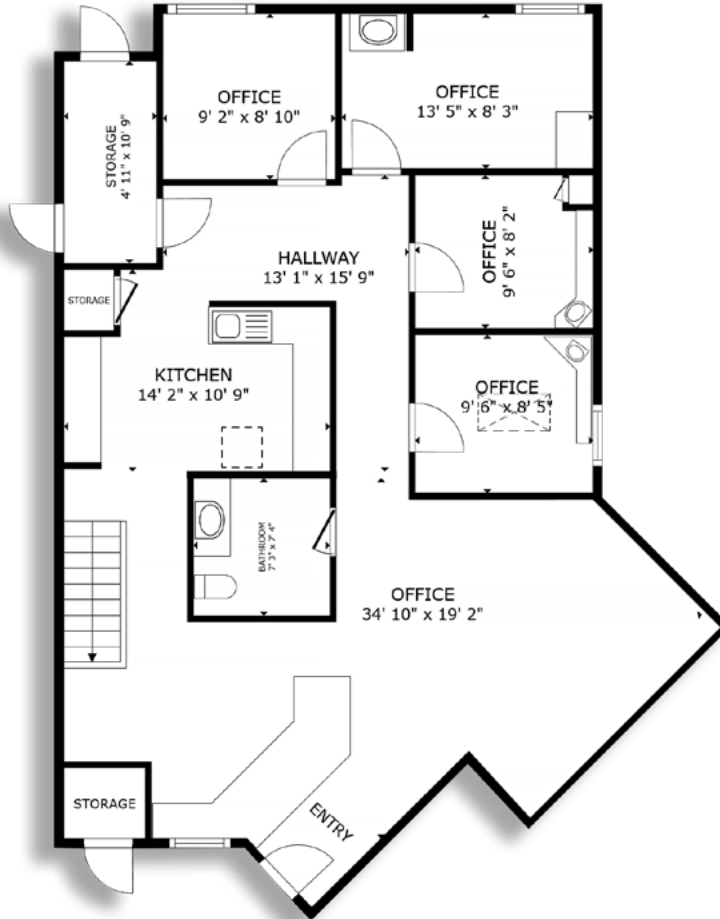
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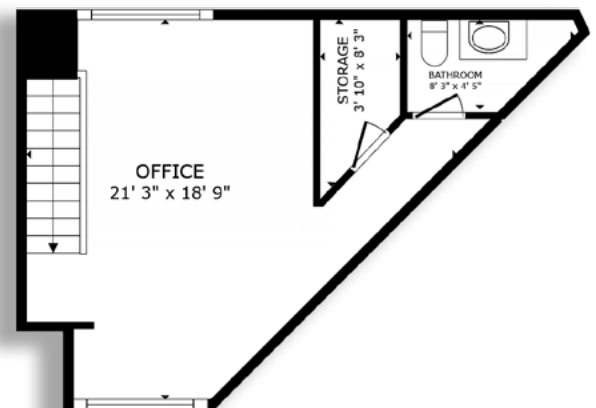
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## First Floor

[CLICK FOR VIRTUAL TOUR](#)

## Second Floor



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