

Turn-key Investment Office For Sale

6015 LEHMAN DRIVE, COLORADO SPRINGS, COLORADO 80918



Overview

6015 Lehman Drive offers investors a stable, turn-key office property in the desirable North Academy corridor. The 5,298 SF building is fully occupied by three established tenants—one medical and two general office users—providing consistent income and minimal management responsibility.

The property sits just off Academy Boulevard with convenient access to Vickers Drive, Union Boulevard, and the surrounding professional office corridor. The area continues to attract stable medical and professional tenants seeking an accessible, central location.

Contact Guy Cox or Holly Trinidad today for more info, income/rents, or to schedule a tour.

Highlights

- Ample Parking
- Just South of N. Academy and Woodmen
- Stable Income
- Owner User Opportunity
- Cap Rate: ±8%

Property Details

	Sales Price \$900,000
	Building Size 5,928 SF

	Lot Size 0.42 Acres
	Zoning MX-N HS

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

Holly Trinidad
C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

Turn-key Investment Office For Sale

6015 LEHMAN DRIVE, COLORADO SPRINGS, COLORADO 80918



Rev: October 23, 2025

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

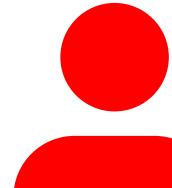
Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

DEMOGRAPHICS



94,912
Population



37.4
Median Age



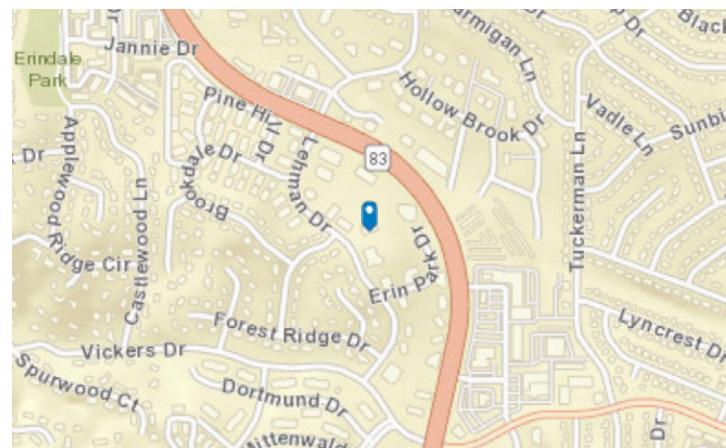
2.4
Average
Household Size



\$90,014
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Forest Ridge Dr	2,200	0.2
N Academy Blvd	1,121	0.2
N Academy Blvd	3,035	0.2
Lehman Dr	41,964	0.2
Hollow Brook Dr	3,100	0.2



Rev: October 23, 2025

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. Prospective should carefully verify each item of information contained herein.

**Guy Cox**

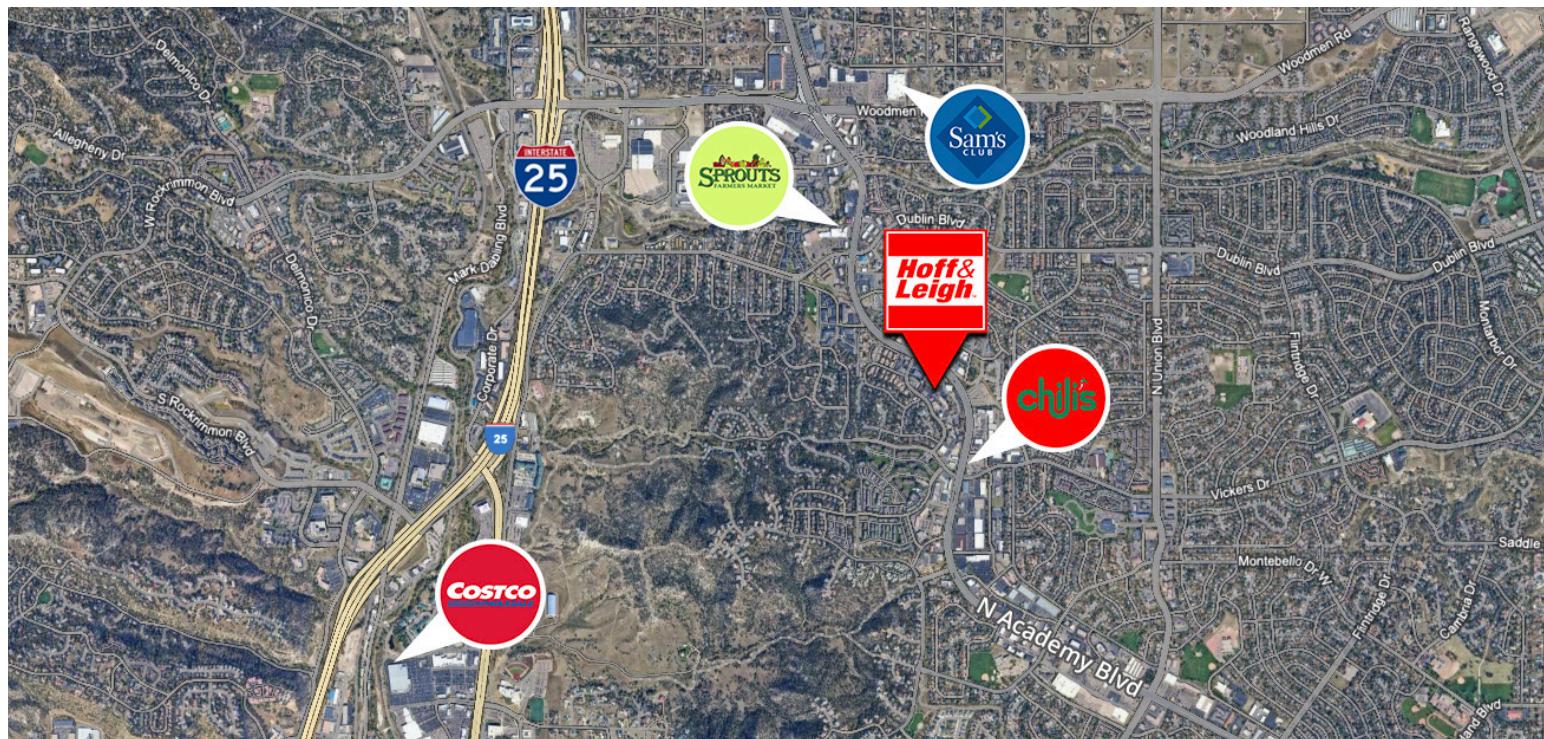
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

Turn-key Investment Office For Sale

6015 LEHMAN DRIVE, COLORADO SPRINGS, COLORADO 80918



Rev: October 23, 2025

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.