

Freestanding Briargate Office/Retail Building - New Ownership!

7675 LEXINGTON DR, COLORADO SPRINGS, COLORADO 80920



Conceptual Rendering

Overview

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7675 Lexington Drive is undergoing a full transformation under new ownership. Formerly a Montessori school, this freestanding 4,342 SF building is being reimagined to suit a wide range of professional, medical, or educational users. Located on Lexington Drive just north of the Briargate Blvd and Lexington intersection, this high-visibility standalone building is ideal for single-tenant users seeking strong neighborhood demographics and an accessible location. The new owner is investing in property-wide renovations and is open to delivering a turn-key space tailored to the right tenant's needs. With flexible MX-N zoning and ample parking, the site is ideal for a variety of tenants such as a charter school, clinic, therapy center, boutique retail, fitness concept, or professional office.

Please contact Guy Cox at (719) 357-7494 for more information or to schedule a private tour.

Highlights

- 4,342 SF freestanding building
- Renovations underway by new ownership
- High-visibility on Lexington Drive
- Zoned MX-N for wide range of uses
- Monument signage
- Turn-key delivery available for right tenant
- High-income surrounding demographics
- Minutes from I-25 and Academy Blvd

Property Details

Lease Rate

- \$27.00/SF/YR

NNN Rate

- ±\$5.49/SF/YR

Lot Size

- 0.68 Acres

Zoning

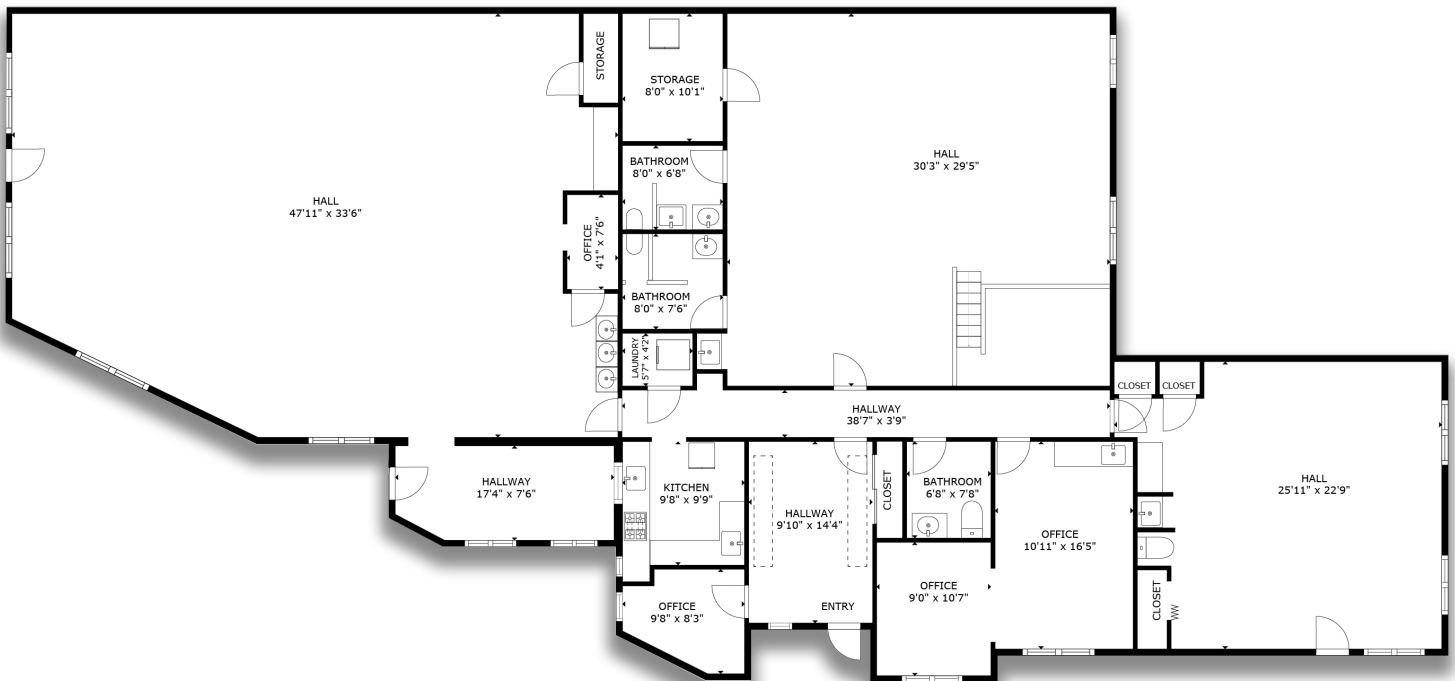
- MX-N

Building Size

- 4,342 SF

Rev: May 11, 2026

Floor Plan



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