

Overview

This ±56,559 SF open shell space, formerly utilized as ballroom/event space, offers a rare opportunity for users seeking large-format, flexible square footage in a central Colorado Springs location. Delivered in shell condition, the space allows tenants to design and build to suit a wide range of uses including assembly, fitness, training, and flex industrial applications.

The space features clear heights ranging from approximately 10' to 18' and is supported by abundant on-site parking, making it well-suited for high-occupancy users. Flexible MX-M zoning allows for a variety of commercial and assembly uses by right, helping streamline occupancy timelines.

Ownership is open to demising the space and working with qualified tenants on deal structure, including tenant improvements and free rent.

Highlights

- ±56,559 SF open shell space
- Clear heights ranging from approximately 10' to 18'
- Former ballroom/event space with wide-open layout
- 150-300 on-site parking spaces available
- MX-M zoning allows for assembly, fitness, and flex uses
- Demising options available
- Ownership open to TI packages and free rent
- Strong access to I-25 and central Colorado Springs

Property Details

Lease Rate

- \$6.50 NNN

Space Available

- 10,000 – 56,559 SF

Rev: May 13, 2026



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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.

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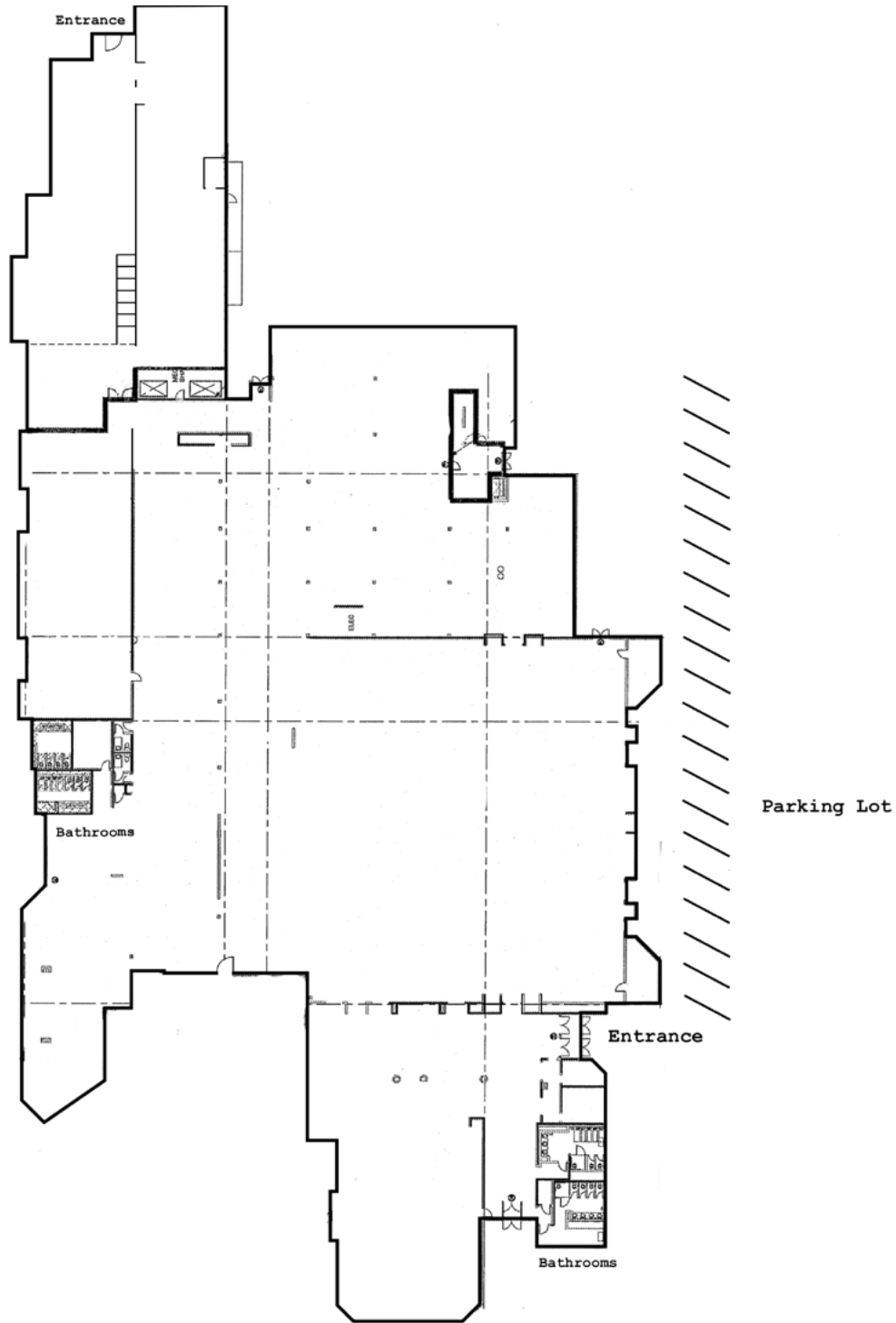
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Floor Plan



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RARE ±56,559 SF FLEX / ASSEMBLY OPPORTUNITY | I-25 ACCESS

2886 S CIRCLE DRIVE, COLORADO SPRINGS, CO 80906



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DEMOGRAPHICS



102,192
Population



34.4
Median Age



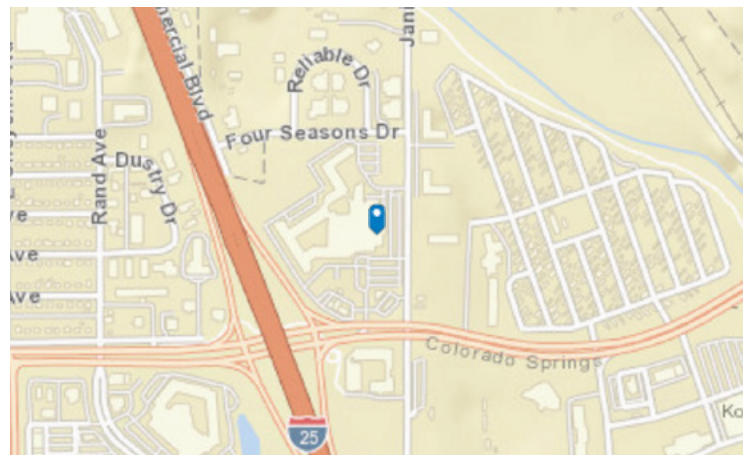
2.3
Average Household Size



\$66,191
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Four Seasons Dr	4,876	0.1
S Cir Dr	11,722	0.1
Janitell Rd	37,408	0.1
Frontage Rd	36,543	0.1
I- 25	16,311	0.1



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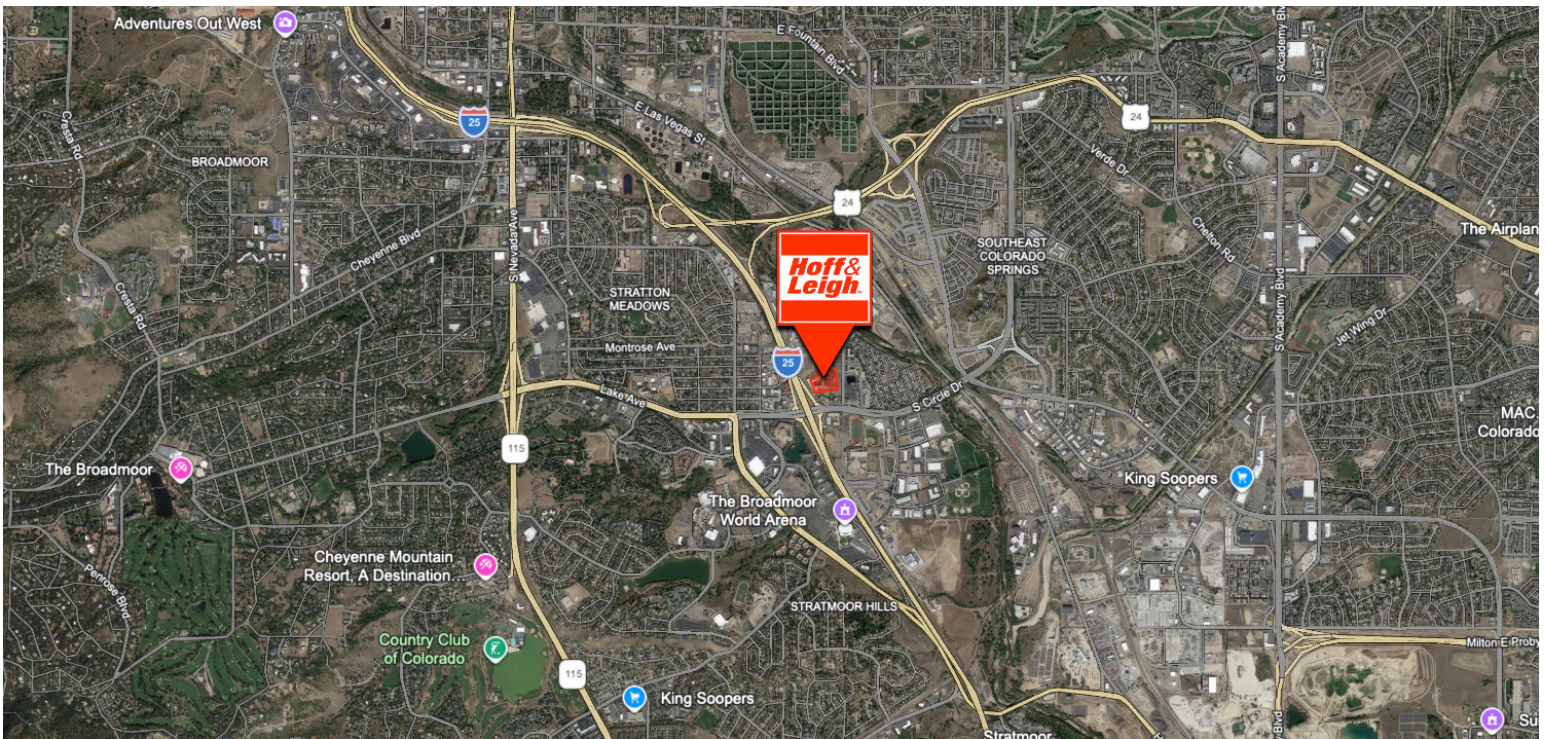
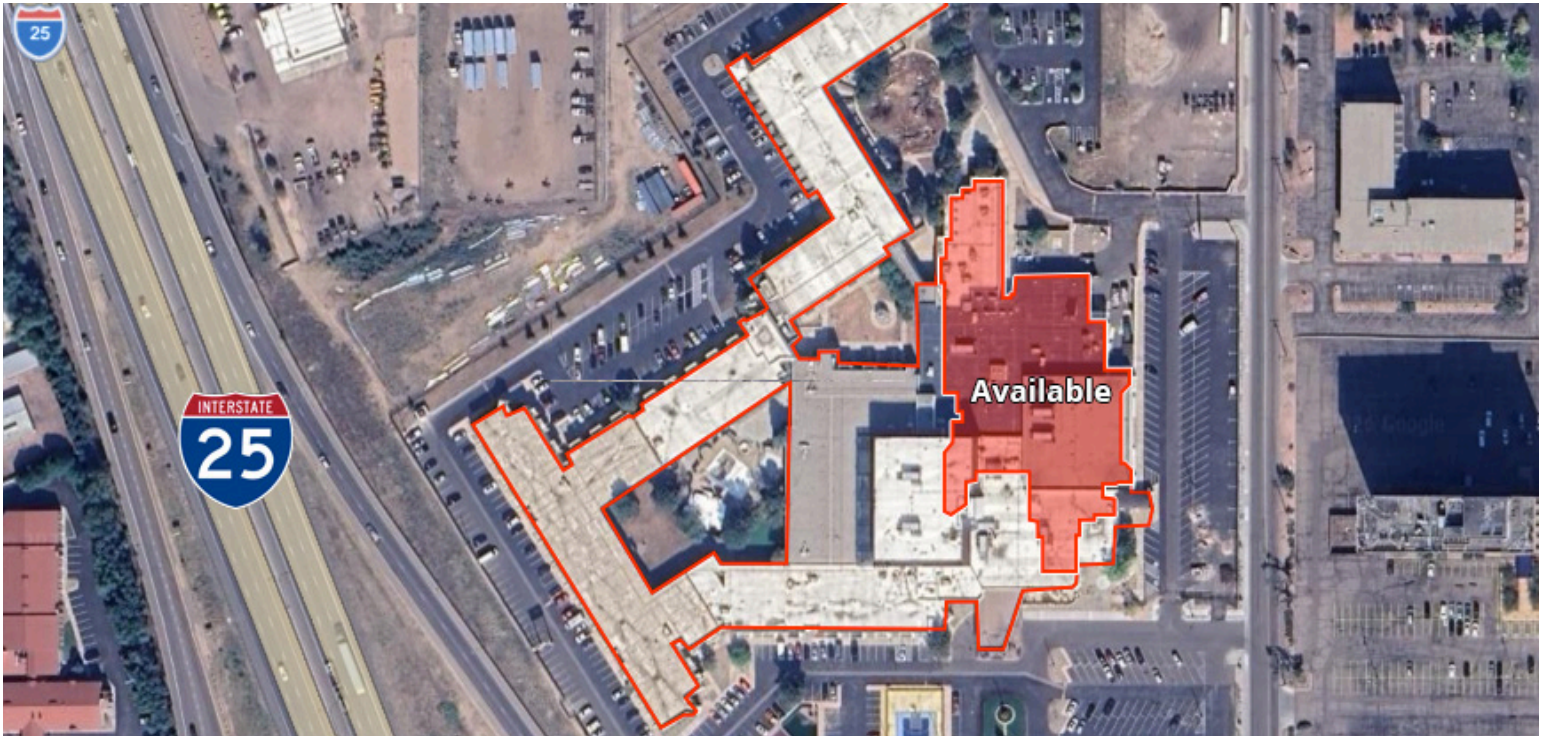
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