

Professional Office Suites Available For Lease

2886 S CIRCLE DRIVE, COLORADO SPRINGS, CO 80906



Overview

Located in central Colorado Springs with convenient access to I-25, ALTA offers flexible office suites ranging from approximately 750 SF to 1,600 SF, along with a unique 2,354 SF commercial kitchen space. The property features existing office buildouts, elevator access, ample parking, and flexible lease terms. The kitchen space includes existing commercial kitchen infrastructure, making it well-suited for catering, food preparation, and similar users.

Highlights

- Individual Suites from ± 750 SF to $\pm 1,500$ SF
- Full-Floor Opportunities Available
- Fully Built-Out Office Space
- Elevator Access to Upper Floors
- Ample On-Site Parking
- Flexible Lease Terms Available
- Central Location with Strong Access to I-25
- $\pm 2,354$ SF Commercial Kitchen Space Available
- Existing Kitchen Infrastructure with Gas Grill, Vent Hood & Fire Suppression

Unit:	Size:	Lease Rate:
202	780 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
204	1,592 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
205	1,080 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
206	± 780 SF	\$14.00/SF/YR ($\pm \$3.00$ /SF NNN)
215	1,204 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
300	1,569 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
305	722 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
310	759 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
315	1,162 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
320	779 SF	\$8.00/SF/YR ($\pm \$3.00$ /SF NNN)
401	$\pm 2,354$ SF	\$16.00/SF/YR ($\pm \$3.00$ /SF NNN)

Use: Commercial Kitchen / Catering / Food Preparation

[Click Here for Floor 2 Virtual Tour](#)

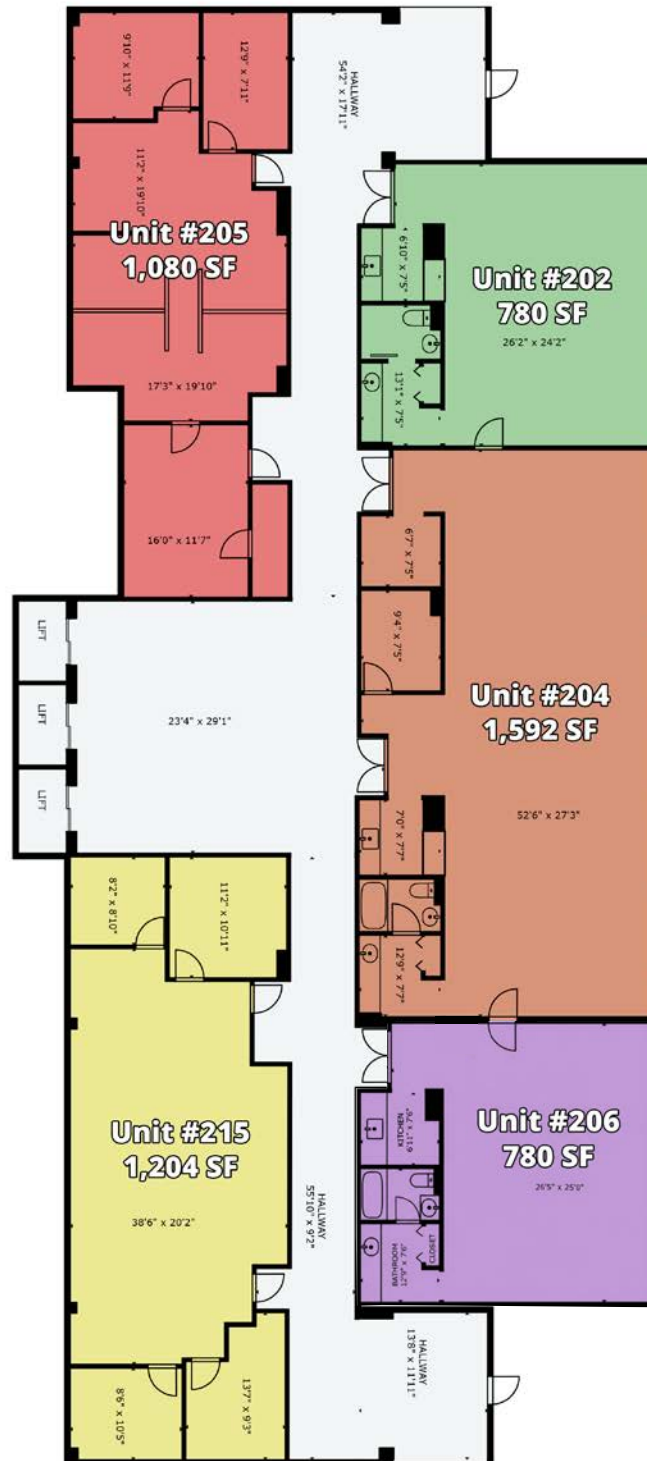
[Click Here for Floor 3 Virtual Tour](#)

Rev: October 26, 2026

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Floor 2



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Our Network Is Your Edge

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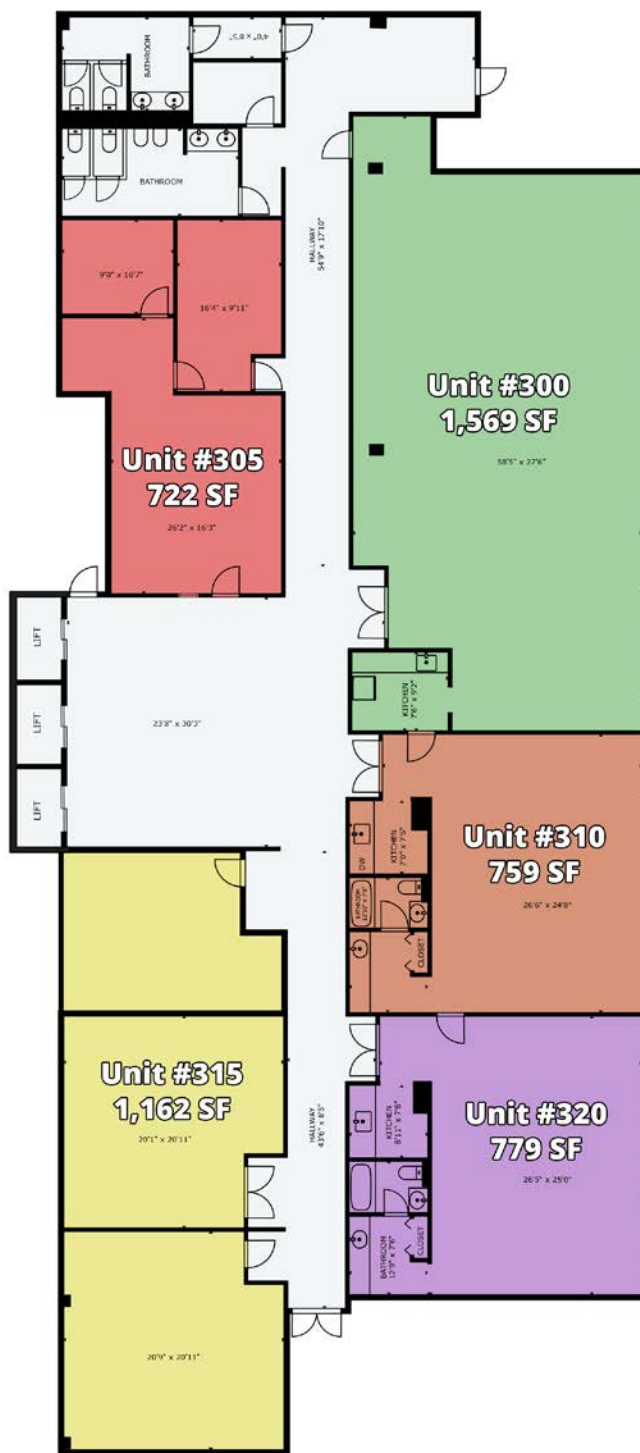
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Floor 3



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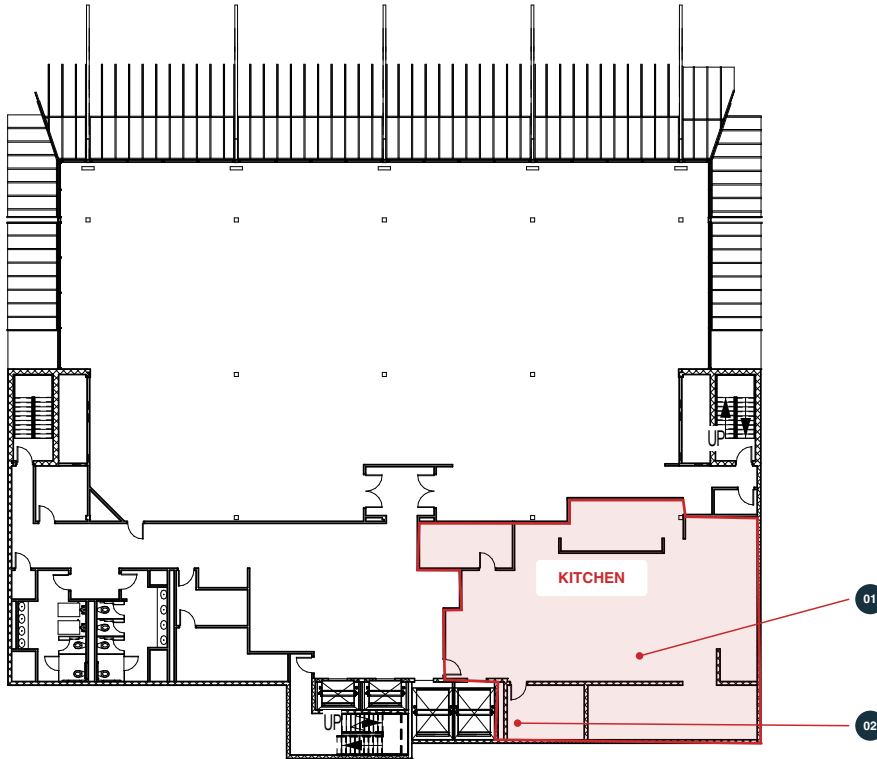
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4th Floor

Fourth Floor Kitchen

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KITCHEN AREA

2,354.21

SQUARE FEET

Highlighted kitchen area

01 Existing equipment

Gas grill
Vent hood
Sprinklers

02 Electrical

Capacity available
at panels

Area and features as annotated
on the supplied plan.

EXISTING FLOOR PLAN / LEVEL 04 TOWER

Source: Pfleger Architects, sheet ZE2.02, dated December 17, 2021.

For reference only. Original drawing marked interim for review; not for permitting, bidding or construction.

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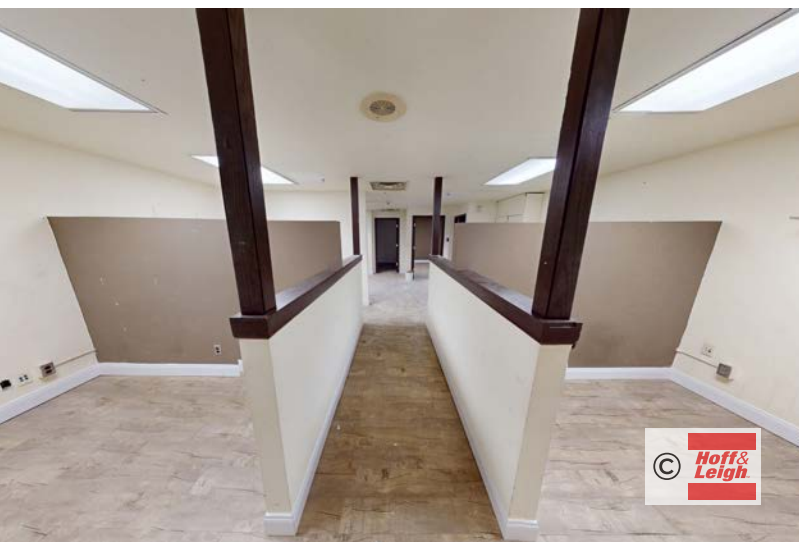
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DEMOGRAPHICS



102,192
Population



Median Age



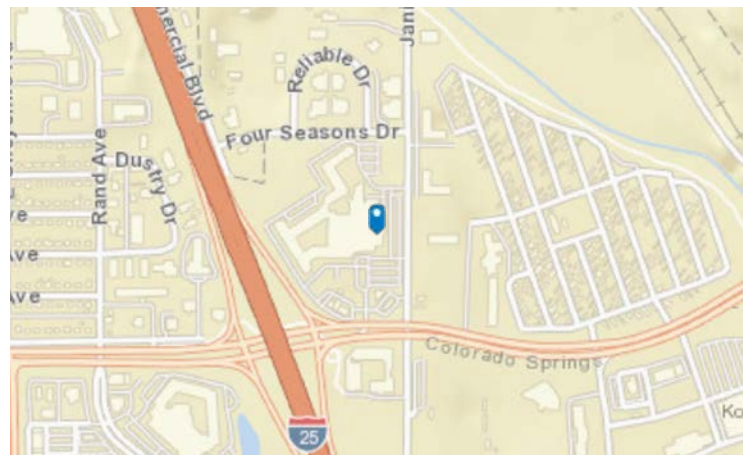
Average
Household Size



Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	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

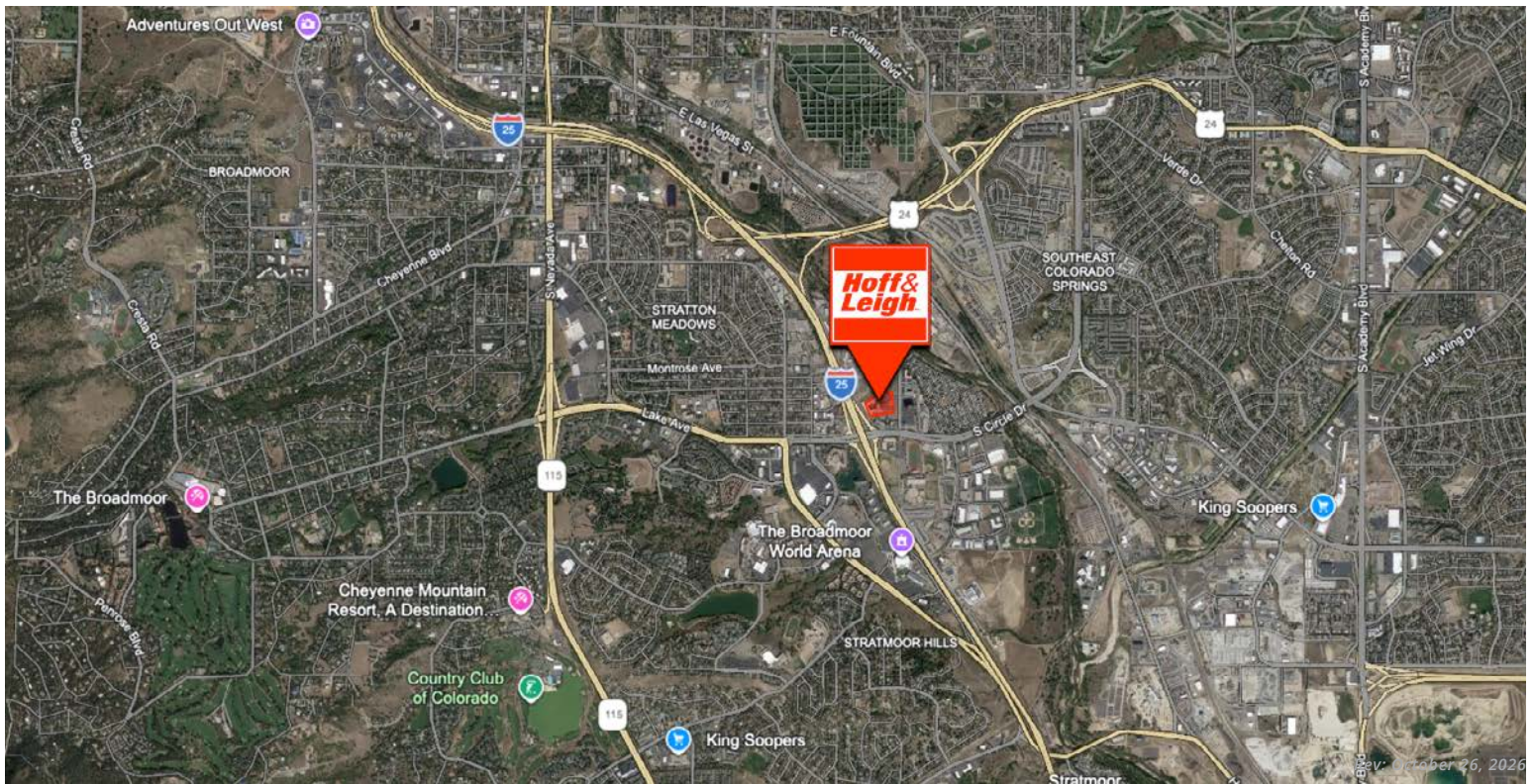


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