

Professional Office Suites Available For Lease

2886 S CIRCLE DRIVE, COLORADO SPRINGS, CO 80906



Overview

Multiple floors of fully built-out office space are available for lease at 2886 S Circle Dr, offering flexible options for tenants seeking individual suites or full-floor opportunities. Suites range from approximately ± 750 SF to $\pm 1,500$ SF, with the ability to accommodate larger users through full-floor configurations.

The office space features existing buildouts, common area amenities, and elevator access, making it well-suited for professional users, medical, administrative, or support office needs. Located in a central Colorado Springs location with strong access to I-25, the property provides convenience for both employees and clients.

Ownership is open to flexible lease structures and can work with qualified tenants on deal terms to meet specific operational needs.

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

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

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

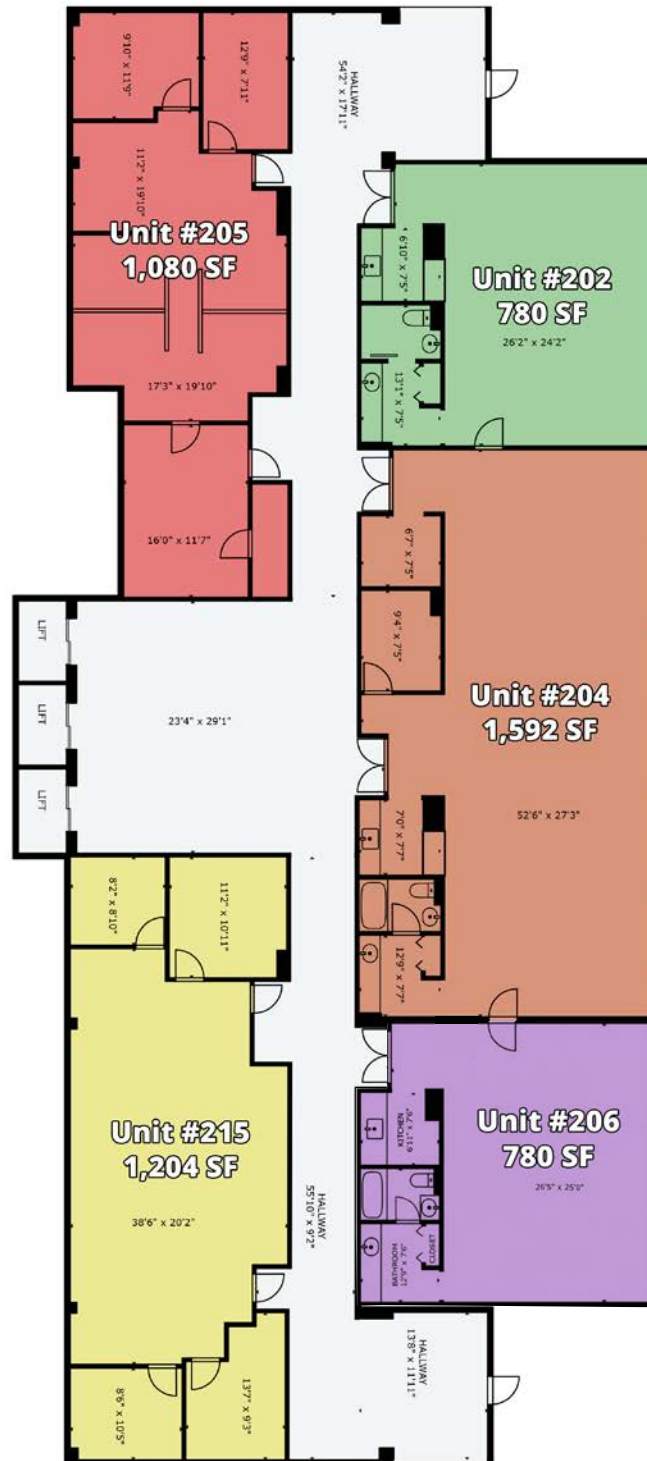
Unit:	Size:	Lease Rate:
202	780 SF	\$8.00/SF/YR ($\pm \3.00 /SF NNN)
204	1,592 SF	\$8.00/SF/YR ($\pm \3.00 /SF NNN)
205	1,080 SF	\$8.00/SF/YR ($\pm \3.00 /SF NNN)
206	± 780 SF	\$14.00/SF/YR ($\pm \3.00 /SF NNN)
215	1,204 SF	\$8.00/SF/YR ($\pm \3.00 /SF NNN)
300	1,569 SF	\$8.00/SF/YR ($\pm \3.00 /SF NNN)
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)

Rev: September 10, 2026

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Floor 2



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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.

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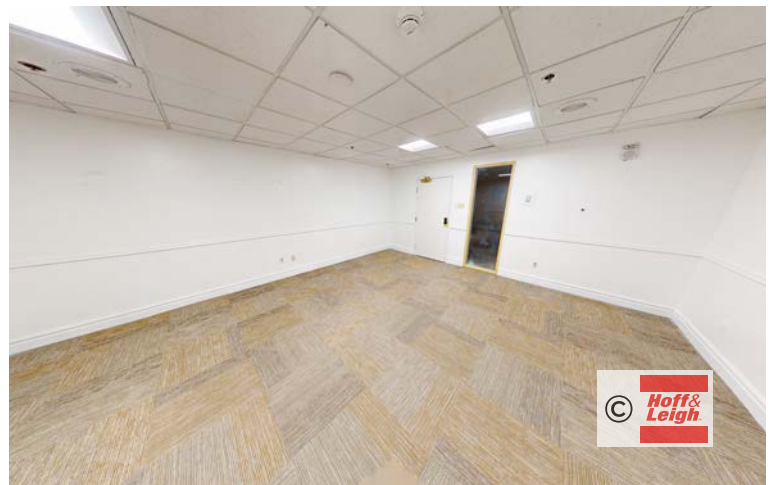
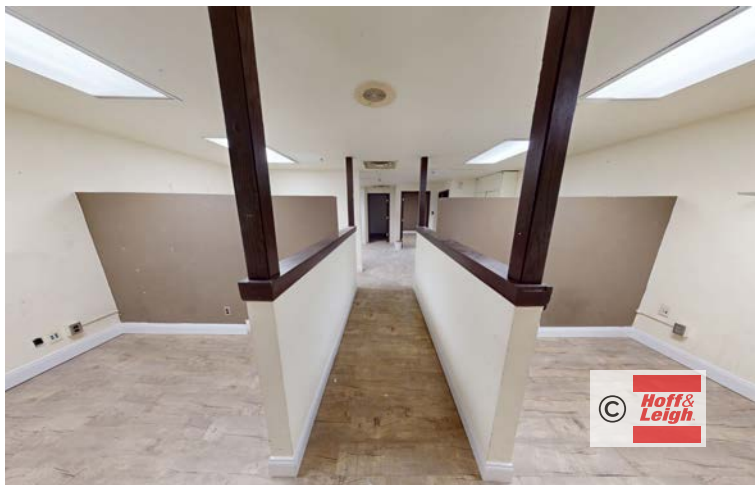
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DEMOGRAPHICS



102,192
Population



Median Age



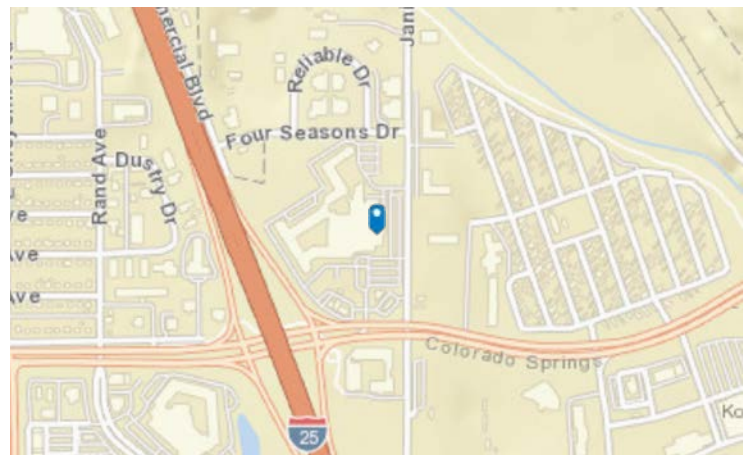
Average
Household Size



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

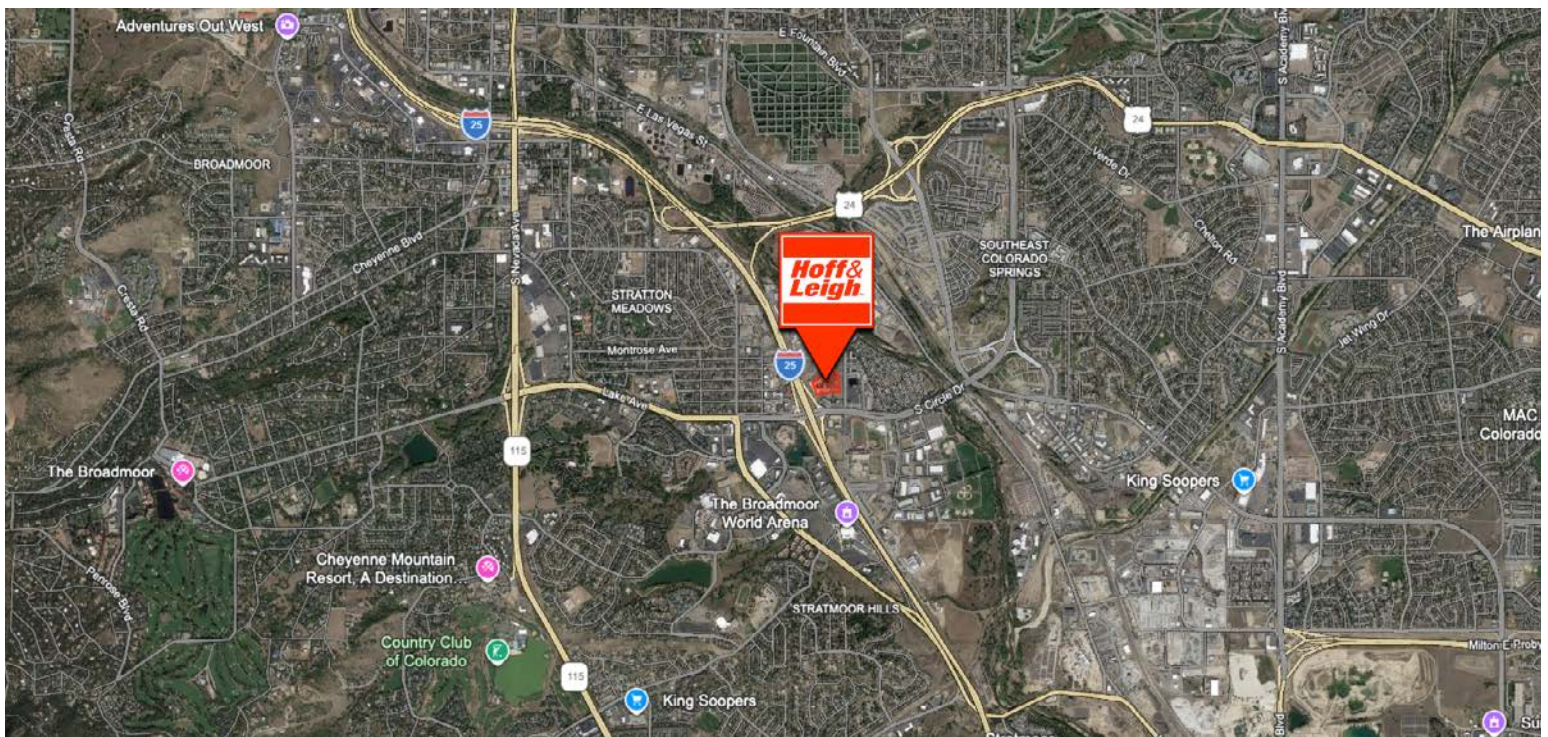
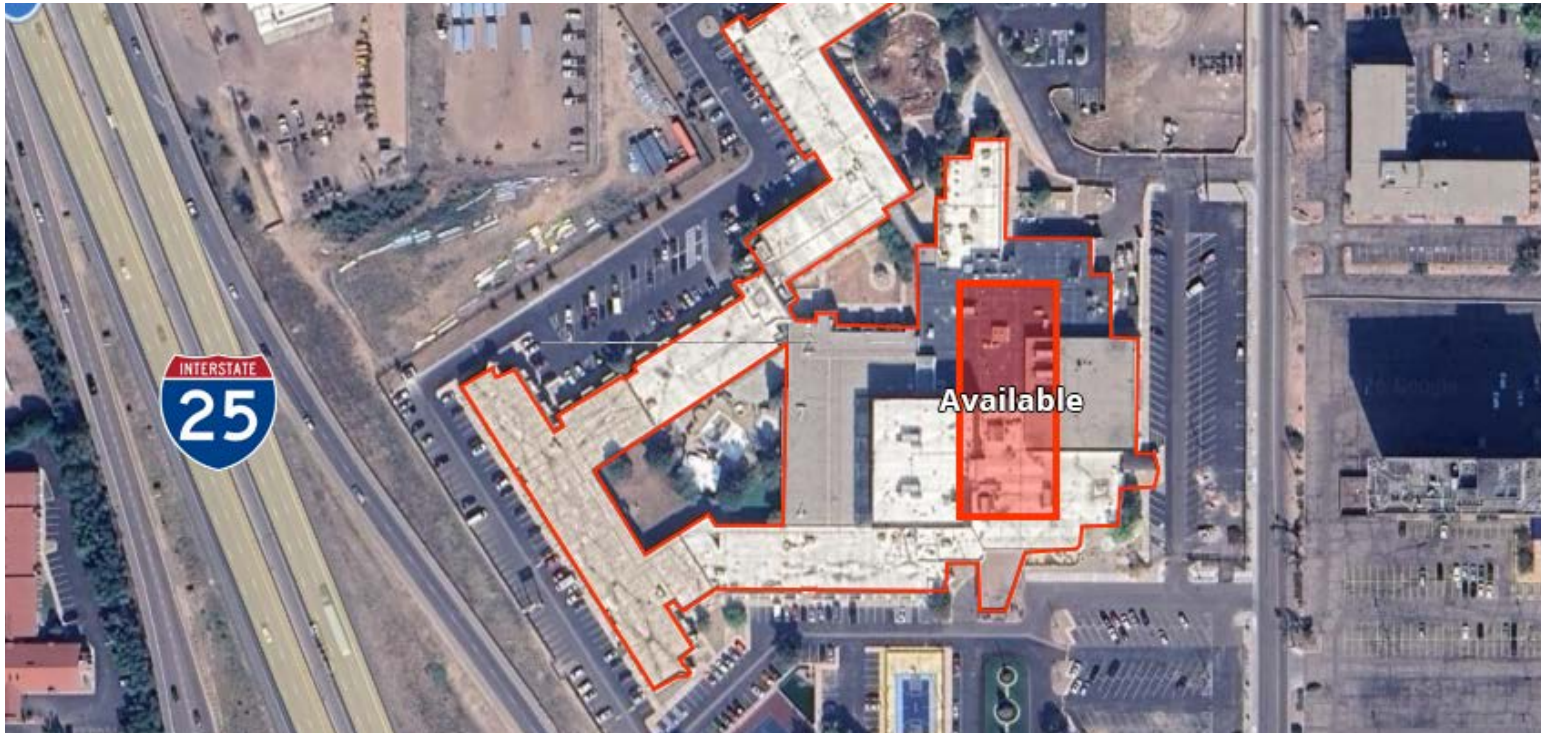


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