

Lehman Medical Building for Lease

6197 LEHMAN DR, COLORADO SPRINGS, CO 80918



Overview

The building is on the corner of North Academy and Lehman Drive. The suites are 2nd generation medical suites and only need minimal Tenant improvements to create a modern feel.

Monument and building signage are available.

Please call Guy Cox at (719) 357-7494 for all of the details and to set up a tour

Unit:	Size:	Lease Rate:
102	2,801 SF	\$15.00 SF/YR (+/- \$6.80 NNN)
104	1,400 SF	\$15.00 SF/YR (+/- \$6.80 NNN)

Property Details

Lease Rate

- \$15.00 SF/YR
(+/- \$6.80 NNN)

Space Available

- 1,400 - 2,801 SF

Building Size

- 10,125 SF

Zoning

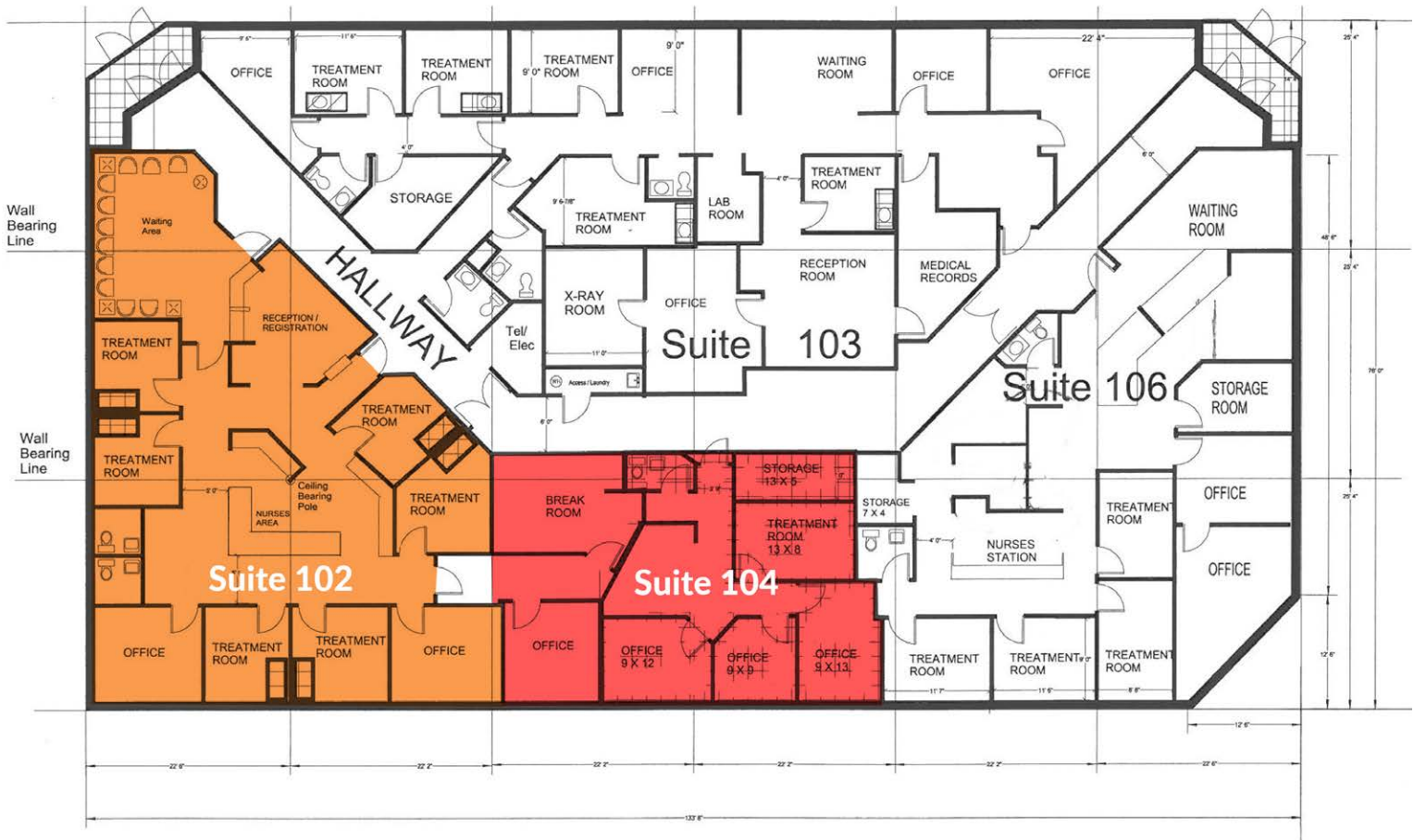
- PBC

Rev: June 9, 2026



Lehman Medical Building for Lease

6197 LEHMAN DR, COLORADO SPRINGS, CO 80918



Rev: June 9, 2026

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



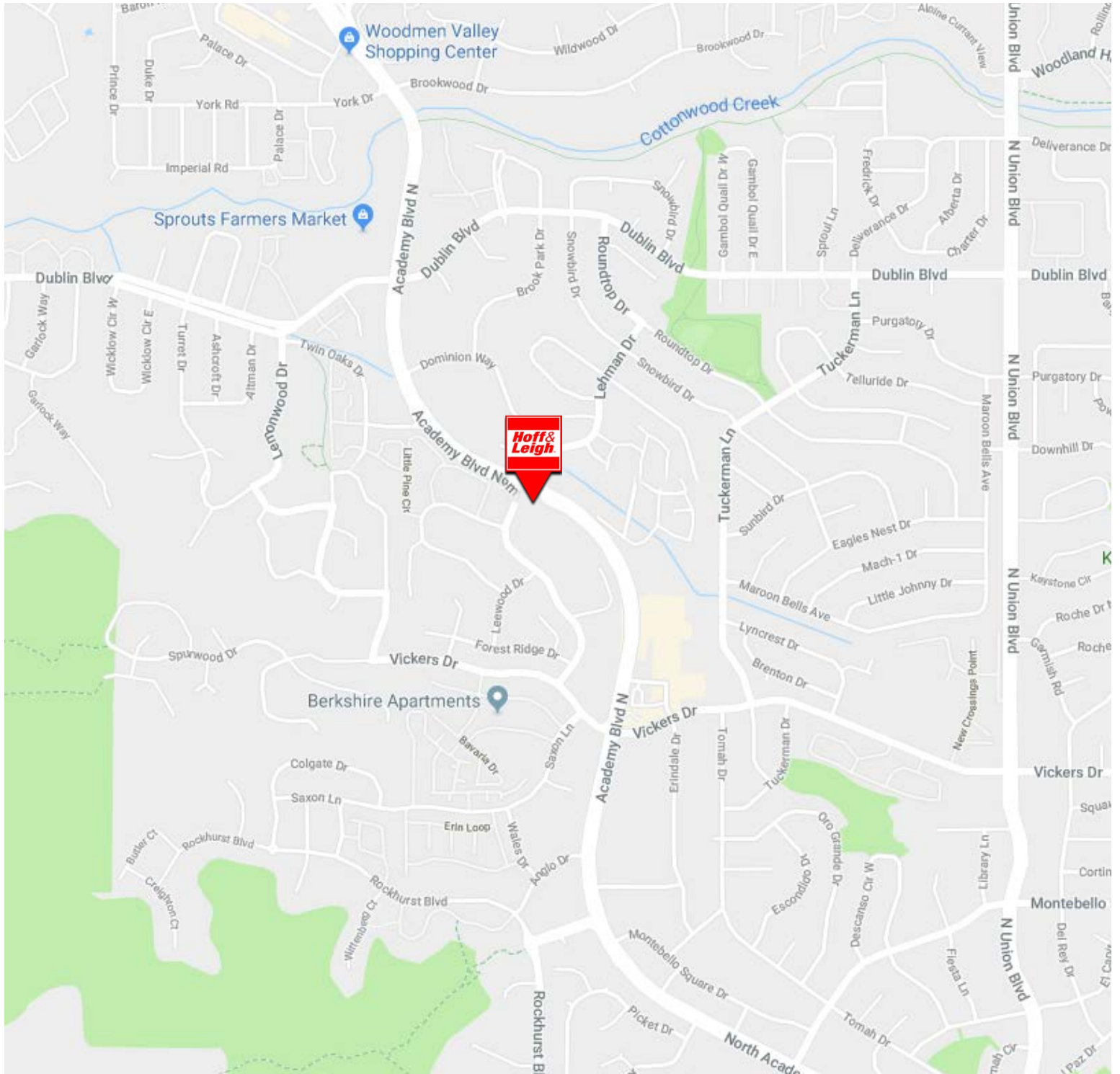
Steve Leigh

C: 719.338.4470
 O: 719.630.2277
 Steve@HoffLeigh.com



Lehman Medical Building for Lease

6197 LEHMAN DR, COLORADO SPRINGS, CO 80918



Rev: June 9, 2026



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



Steve Leigh

C: 719.338.4470
O: 719.630.2277
Steve@HoffLeigh.com