

# Professional Office Suites

18 NORTH SIERRA MADRE STREET, COLORADO SPRINGS, CO 80903

## SUMMER OF LOVE SPECIAL!

**THREE FREE MONTHS** of rent when you sign a five-year lease!



### Overview

Located in the heart of downtown Colorado Springs, this professional office building offers flexible suites in a highly accessible location ideal for law firms and other professional users. One of the building's premier suites features an open layout with clerestory windows overlooking Pikes Peak, a large private office, abundant natural light, a server room, kitchenette, and space for conference or collaborative work areas.

On-site parking, Wi-Fi, client greeting services, and access to a private shower room and lockers are included. The suite is move-in ready, with negotiable tenant improvements and lease terms. Current tenants include law firms and legal service professionals, providing a quiet, established business environment backed by over 40 years of experience leasing to attorneys.

### Highlights

- Onsite parking
- Lots of natural light
- Right off I-25 and Bijou
- 15 minute walk to federal, state, and city courthouses
- Multiple private offices with efficient layouts
- Shared building amenities including restrooms and break areas
- Convenient access to restaurants, government offices, and financial institutions
- Central location with easy access to major roadways and downtown services

### Property Details

**Lease Rate** ■ \$3,000 - \$6,000/Month (Gross)

**Space Available** ■ 1,369 - 2,907 SF

Unit:	Size:	Lease Rate:
Suite B	1,369 SF	\$3,000 (Gross)
Suite C	1,585 SF	\$3,450 (Gross)
Suite E*	2,907 SF	\$6,000 (Gross)
Suite F*	1,712 SF	\$4,000 (Gross)

Rev: July 8, 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.



#### Holly Trinidad

C: 719.337.0999  
O: 719.630.2277  
Holly@HoffLeigh.com

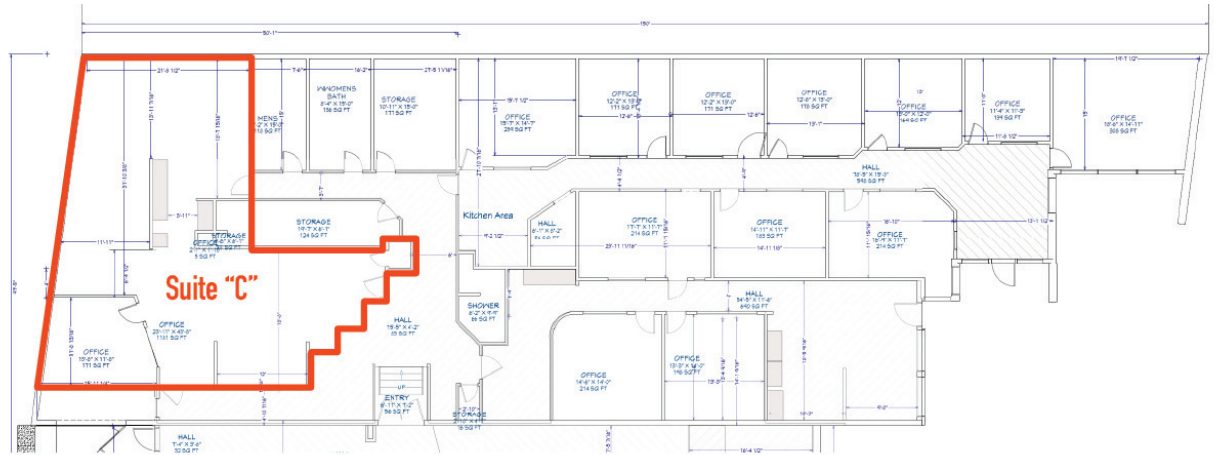


#### Guy Cox

C: 719.357.7494  
O: 719.630.2277  
GCox@HoffLeigh.com

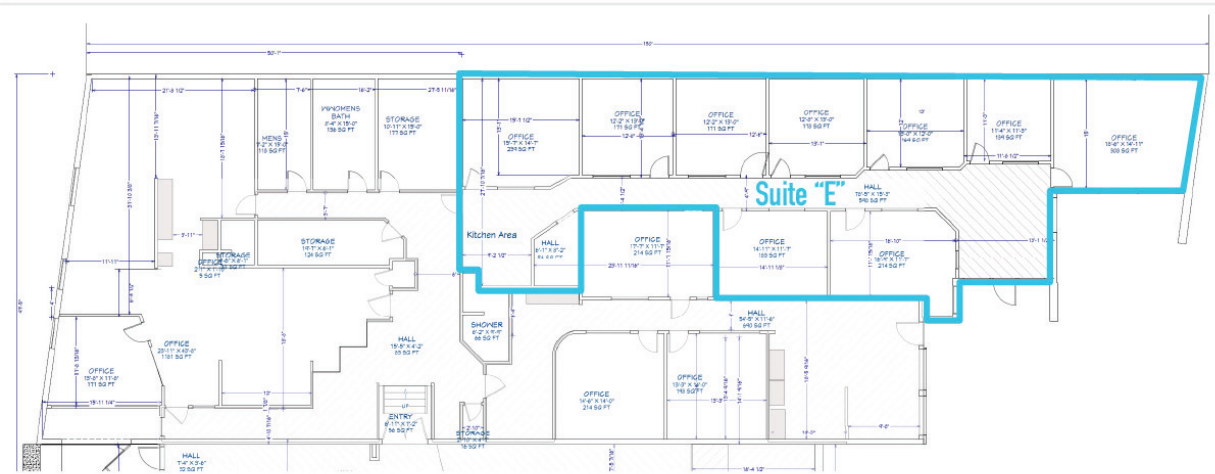
## Suite C

Western Open Space **Suite "C"**  
1,585 SF | \$26.11SF/YR (Gross Lease)



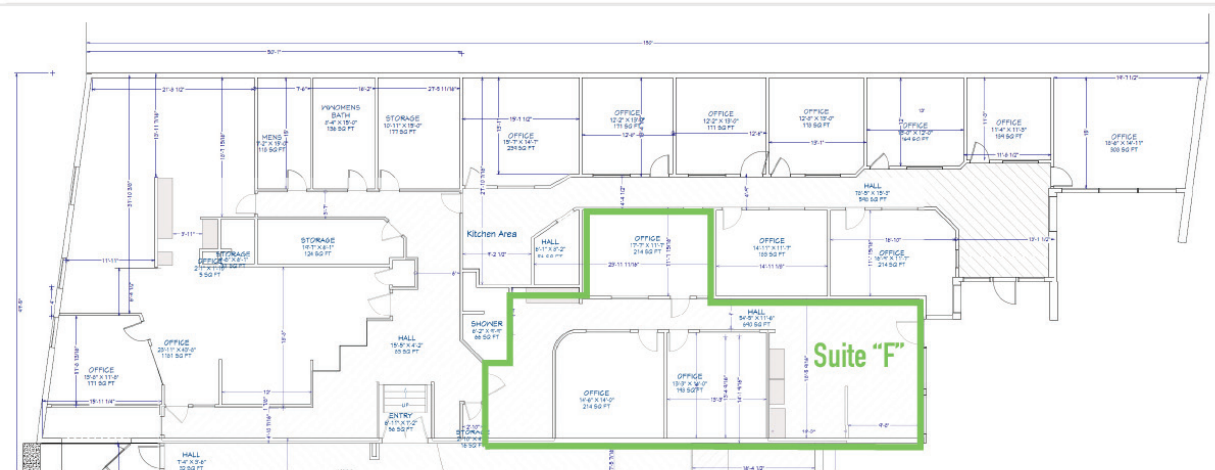
## Suite E

Park View **Suite "E"**  
2,907 SF | \$24.76 SF/YR (Gross Lease)



## Suite F

Golden Meadow **Suite "F"**  
1,712 SF | \$28.03 SF/YR (Gross Lease)



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