

Modern Downtown Office Condo for Sale

201 EAST LAS ANIMAS STREET SUITE 109, COLORADO SPRINGS, CO 80903



Overview

OWN TODAY!

OWN A MODERN DOWNTOWN SPACE FOR APPROXIMATELY \$3,700/MONTH*

201 E Las Animas Street, Suite 109 offers the opportunity to own a modern, creative commercial space in Downtown Colorado Springs for an estimated monthly principal and interest payment of just \$3,700/month.*

At 2,058 SF, this unique office condo offers an urban, loft-style feel with the benefit of building equity instead of paying rent.

Estimated payment assumes 10% down, a \$535,500 loan, 6.75% interest rate and 25-year amortization. Principal and interest only. Actual financing terms and payment will vary. Taxes, insurance, HOA dues and other costs are not included.

IMPORTANT DETAILS:

201 E Las Animas Street offers a unique opportunity to own approximately 2,058 SF of creative office/retail space in Downtown Colorado Springs. The property combines an urban loft feel with a professional layout, making it an excellent fit for an owner-user looking for something with more character than a traditional office building.

Just one block from the South Tejon Street corridor, the property provides convenient access to Downtown restaurants, retail, entertainment, and major transportation routes. The space is currently configured for professional office use and offers the flexibility for a variety of creative, professional, or service-oriented businesses.

Highlights

- Approximately 2,058 SF
- Office/Retail Condo
- Located in the Poet Lofts
- Downtown Colorado Springs location
- One block from the South Tejon Street corridor
- Creative, loft-style atmosphere
- Excellent owner-user opportunity
- Convenient access to restaurants, retail, and Downtown amenities
- Easy access to major corridors and public transportation
- Built in 2001
- PDZ zoning

A RARE OPPORTUNITY to own a distinctive commercial condo in Downtown Colorado Springs with character, accessibility, and a location that is difficult to replicate.

Property Details

Sales Price

■ **\$595,000**
Price Per SF \$289.00

Space Available

■ 2,058 RSF

Property Type

■ Office Condo

HOA Costs

■ \$545 Per Month
(does not include insurance)

Year Built

■ 2001

Zoning

■ PDZ

Rev: August 21, 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



Tim Leigh
C: 719.337.9551
O: 719.630.2277
Tim@HoffLeigh.com

Hoff & Leigh

Modern Downtown Office Condo for Sale

201 EAST LAS ANIMAS STREET SUITE 109, COLORADO SPRINGS, CO 80903



Hoff & Leigh

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



Tim Leigh

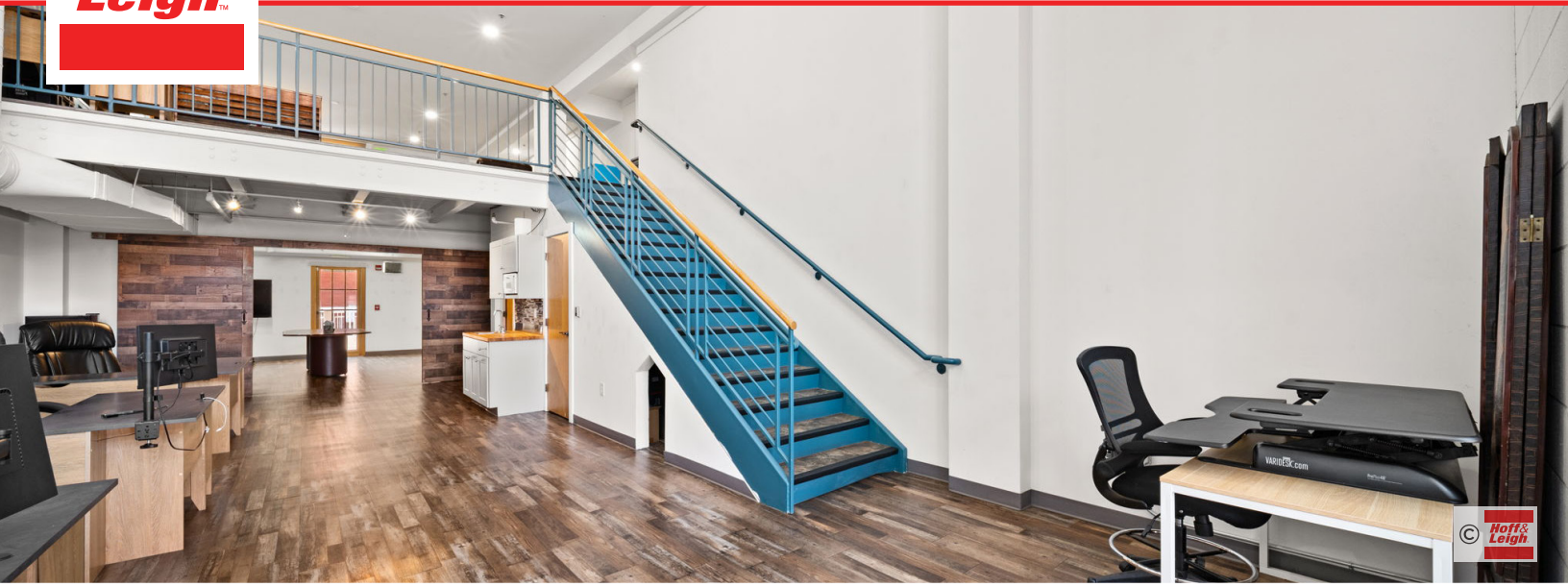
C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com

Modern Downtown Office Condo for Sale

201 EAST LAS ANIMAS STREET SUITE 109, COLORADO SPRINGS, CO 80903



Rev: August 21, 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



Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com



Modern Downtown Office Condo for Sale

201 EAST LAS ANIMAS STREET SUITE 109, COLORADO SPRINGS, CO 80903



Rev. August 27, 2020



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



Tim Leigh

C: 719.337.9551

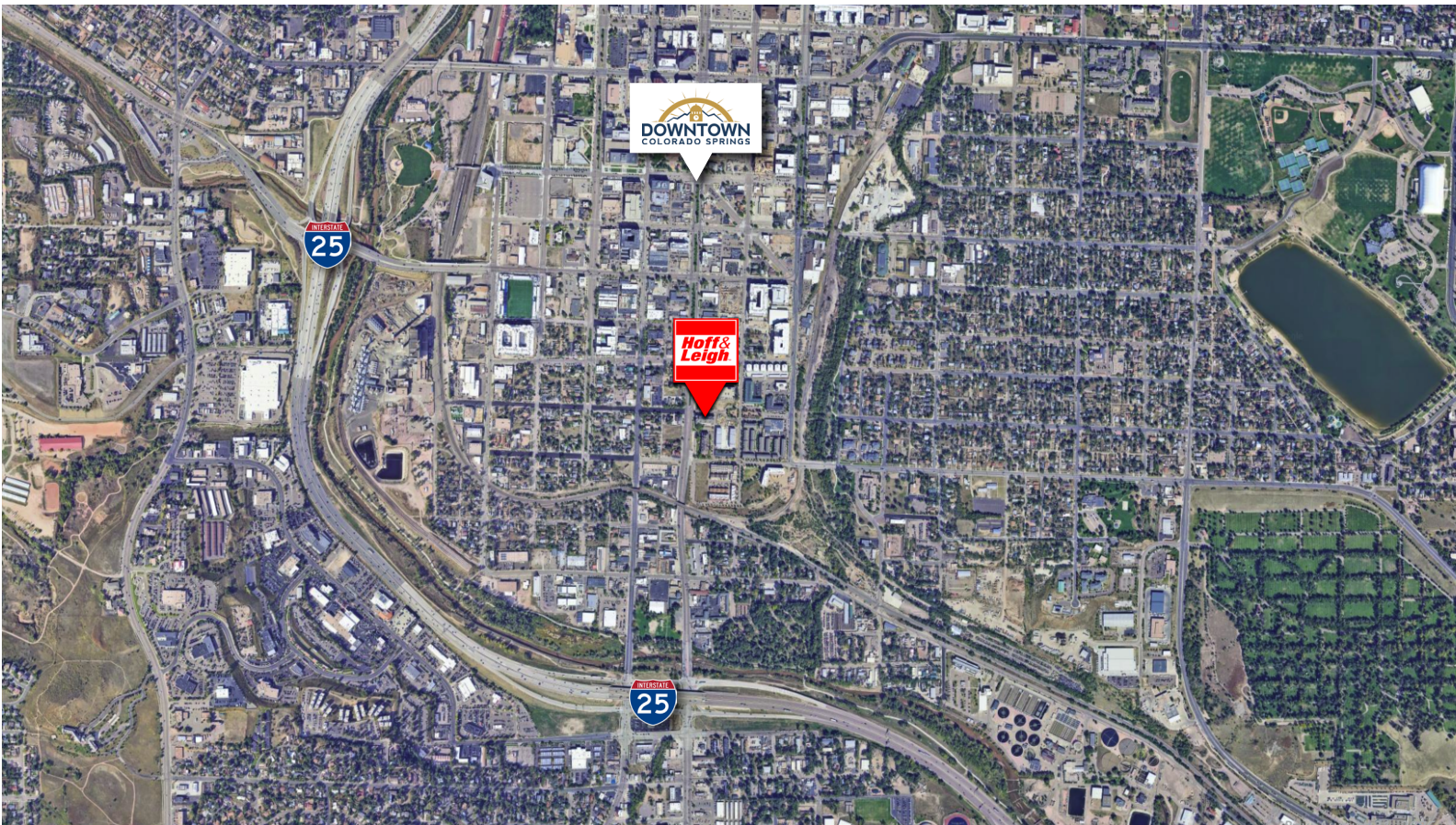
O: 719.630.2277

Tim@HoffLeigh.com



Modern Downtown Office Condo for Sale

201 EAST LAS ANIMAS STREET SUITE 109, COLORADO SPRINGS, CO 80903



REV. AUGUST 21, 2020



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



Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com