

Modern Downtown Office Condo for Sale

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

PRICE REDUCED!



Overview

OWN TODAY!

MASSIVE PRICE REDUCTION & YEAR END SPECIAL FINANCING!

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 **\$2,647/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.

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.

Estimated payment based on a \$495,000 purchase price, 15% down (\$74,250), a \$420,750 loan, 5.75% interest rate, and 25-year amortization. Principal and interest only. Excludes taxes, insurance, HOA fees, and other expenses. Financing subject to lender approval.

Property Details

Sales Price	Space Available	Property Type	HOA Costs	Year Built	Zoning
\$595,000 \$495,000	2,058 RSF	Office Condo	\$545 Per Month (does not include insurance)	2001	PDZ

Rev: October 19, 2026

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.

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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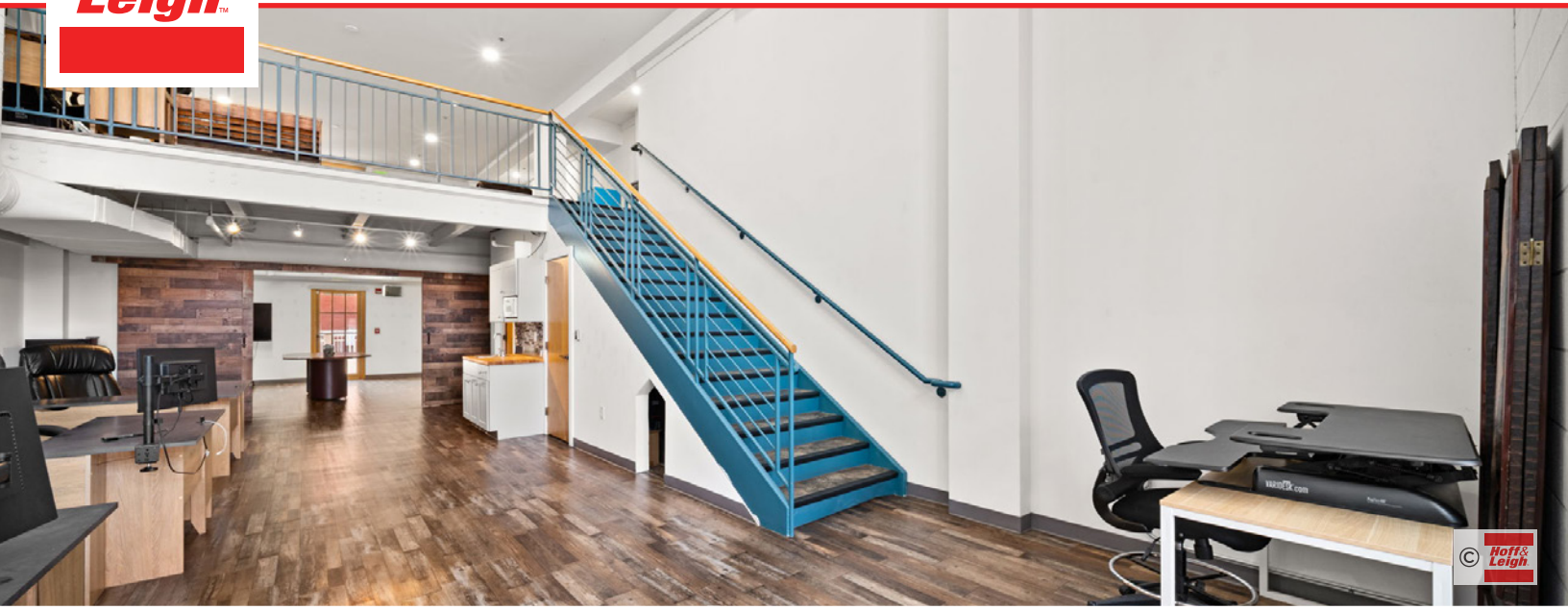
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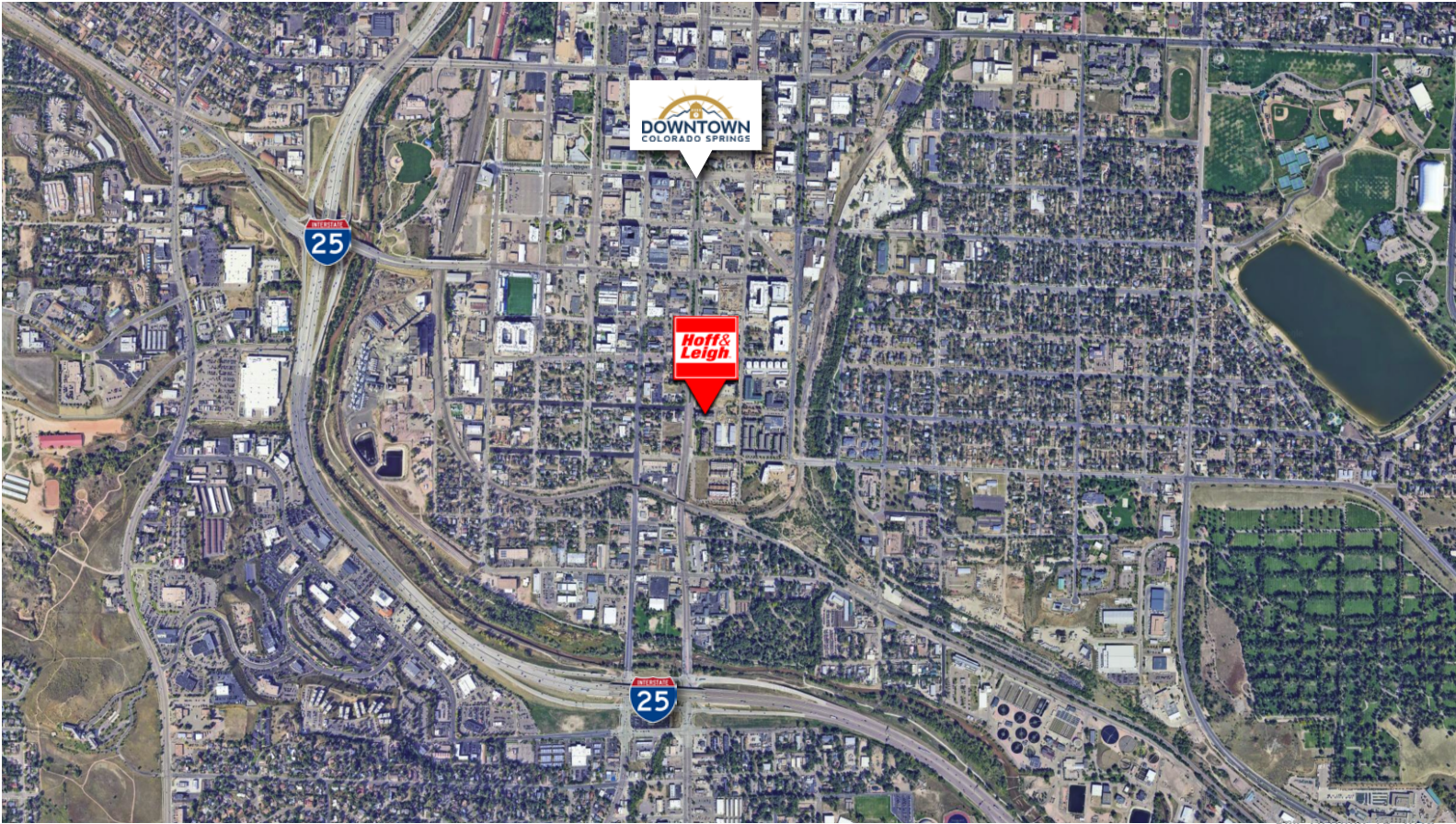
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REV: OCTOBER 13, 2020

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