

3,800 SF Flexible Retail Space for Lease

808 - 888 ARCTURUS DRIVE, COLORADO SPRINGS, COLORADO 80906

MOVE-IN SPECIAL



Overview

- Flexible 3,800 SF Retail Space, divisible into two approximately 1,900 SF units.
- Available immediately at \$8.00/SF NNN for tenants taking the space as-is.
- Ownership will also consider amortizing buildout costs into the lease rate.

Call or text Guy Cox at (719) 357-7494 or Tony Cuzner at (781) 630-3736 with questions or to schedule a tour.

Unit:	Size:	Lease Rate:
840	3,800 SF	\$8/SF/YR + NNN

Highlights

- Well-suited for retail, showroom, or service-oriented businesses
- Near Motor City and the busy South Nevada corridor
- Move-in special: \$8.00/SF NNN for tenants accepting the space as-is
- Ownership willing to amortize buildout costs into the lease rate
- Divisible into two approximately 1,900 SF units
- Fully sprinklered

Property Details

Lease Rate

- \$8.00 - \$18.00 SF/YR (NNN)

Space Available

- 1,900 - 3,800 SF

Building Size

- 38,733 SF

Lot Size

- 2.60 Acres

Zoning

- MX-M CU

Rev: August 11, 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



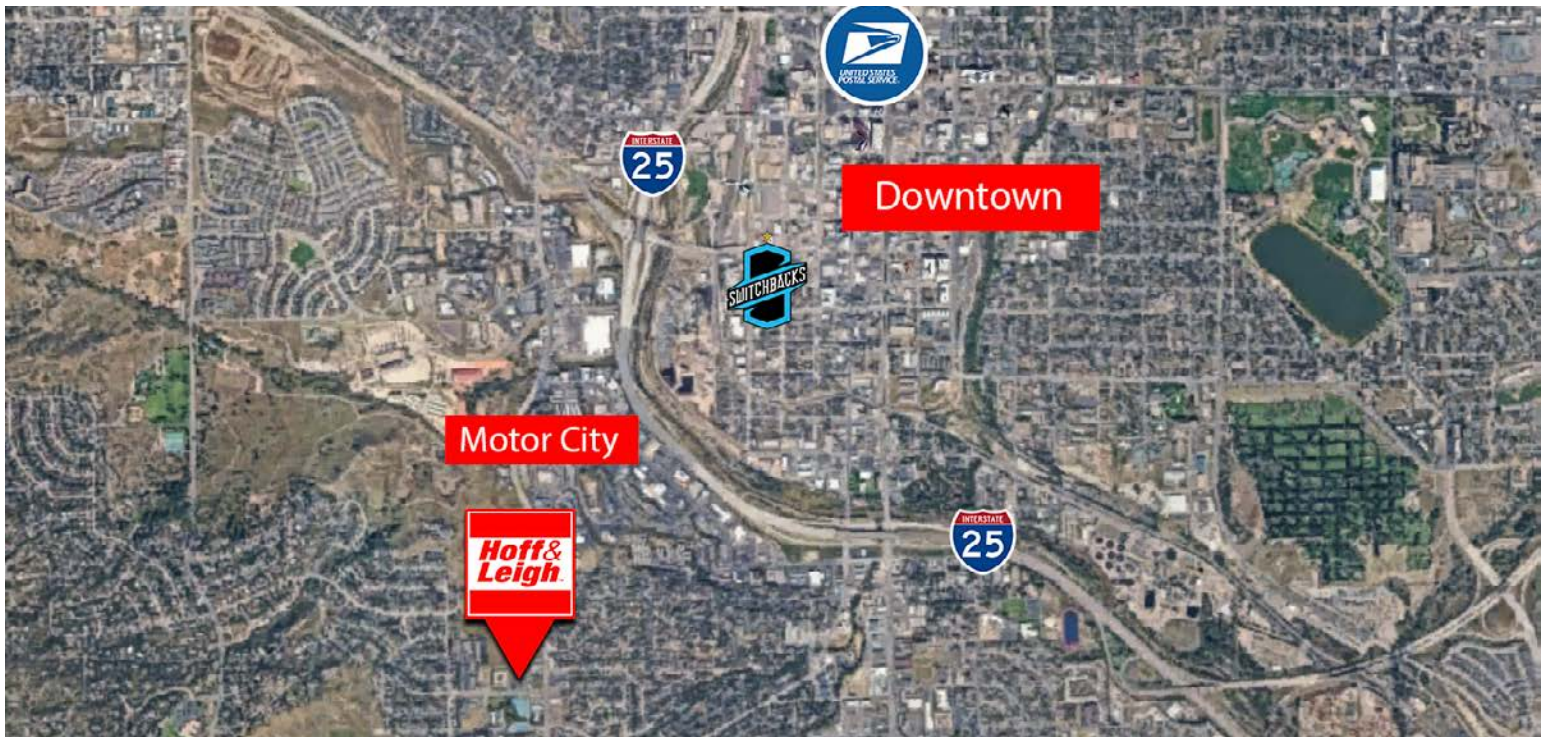
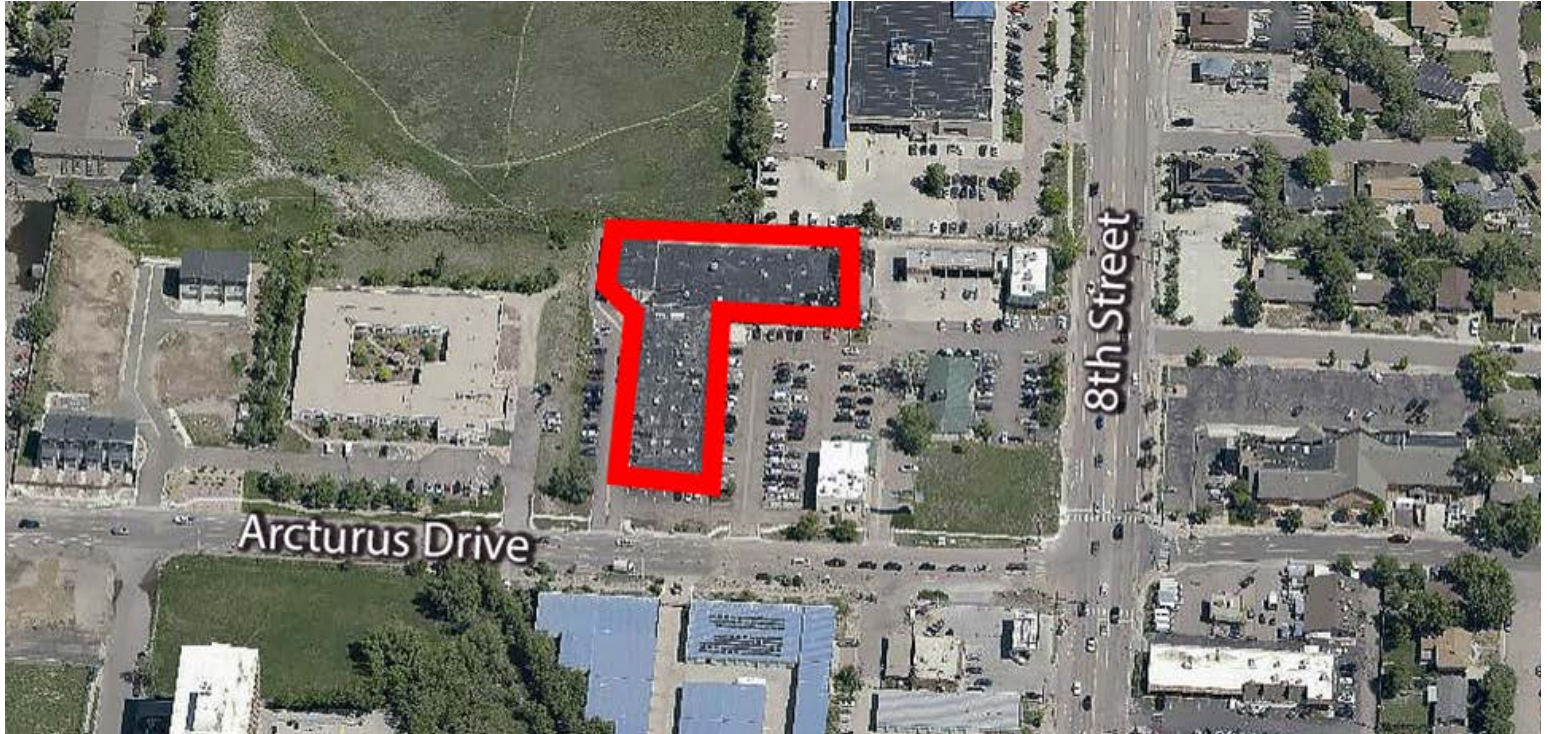
Tony Cuzner

C: 781.630.3736
O: 719.630.2277
TCuzner@HoffLeigh.com



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