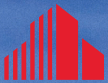




# 2860 S CIRCLE DR

COLORADO SPRINGS, CO 80906



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

161-3,258 SF  
OFFICE SPACE FOR LEASE





# ABOUT THE BUILDING



# 2860 S CIRCLE DR

COLORADO SPRINGS, CO 80906



**82,590± SF**  
Building Area



**FROM \$12.00 SF/NNN**  
Starting Lease Rate



**161 - 3,258 RSF**  
Space Available



**\$7.33/RSF (2025 EST.)**  
Operating Expenses



**4**  
Stories



**4.00/1,000 RSF**  
Parking Ratio



**1972/2007/2020**  
Year Built/Renovated



**C-2 HR-0**  
Zoning

- Convenient southwest location; Easy access to I-25
- Ideally located with great views; Wide range of suite sizes to accommodate small and large tenants
- Recently remodeled with new finishes in common areas and added amenities including: on-site coffee bar, conference room and gym.



