

CUSHMAN & WAKEFIELD

Colorado Springs Commercial 161-3,258 SF OFFICE SPACE FOR LEASE

EXAMPLE 1 2860 SCIRCLE DR COLORADO SPRINGS, CO 80906







BUILDING

ABOUT THE







4.00/1,000 RSF Parking Ratio

FROM \$12.00 SF/NNN

\$7.33/RSF (2025 EST.)

Operating Expenses

Starting Lease Rate







- 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.









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Director

Colorado Springs Commercial

DEMOGRAPHICS **1 MILE** 3 MILE **5 MILE** POPULATION 8,101 108,096 234,924 HOUSEHOLDS 3.476 44,748 93,582 **AVERAGE HOUSEHOLD INCOME** \$68,236 \$72.885 \$79.966

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