

Office /Retail | For Lease

CBRE

530 S Nevada Ave
Colorado Springs, CO 80903

Prime Downtown Office/Retail Building for Lease



Front of 530 S Nevada Ave

Office/ Retail Property

530 S Nevada Ave | Colorado Springs, CO 80903



Property Overview

- Fantastic location across the street from Bread and Butter Neighborhood Market and just one block away from Atomic Cowboy/ Denver Biscuit Co. and many other popular restaurants and retailers.
- Signage and exposure along S Nevada on a hard corner of E Moreno and S Nevada.
- Building offers flexibility for office, retail or even a live work scenario.
- Rare off-street parking with approximately 12 spaces on-site.



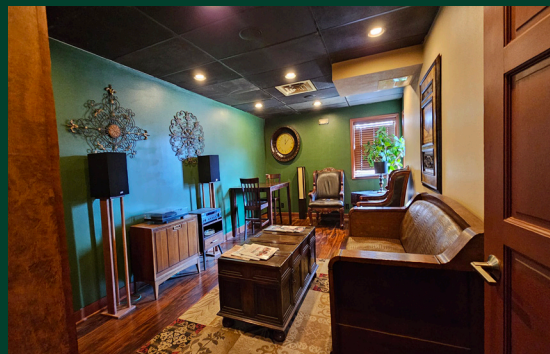
Exterior of Office



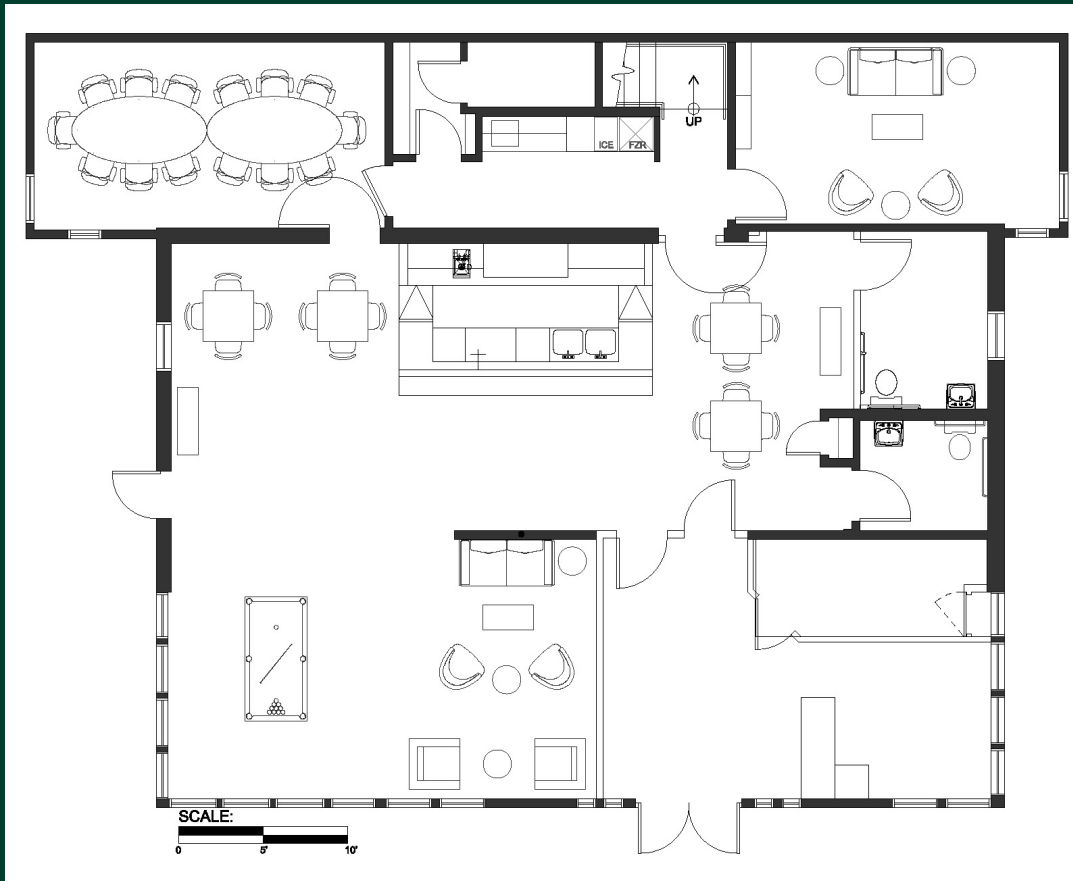
Exterior of Office

Property Details

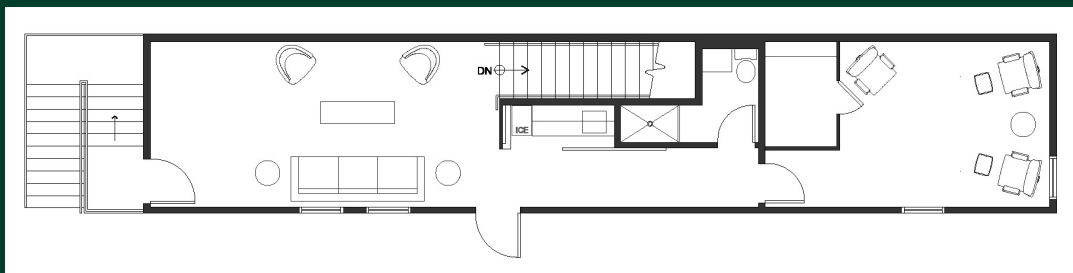
Building Size	+/- 3,500 SF
Year Built	1985
Zoning	FBD-COR
Parking	Approx. 12 off street spaces
Asking Lease Rate	\$14.00-\$18.00 PSF NNN



First Floor: 2,574 USF



Second Floor: 676 USF



Office/ Retail Property

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For Lease

★ 530 S Nevada Ave
Colorado Springs,
CO, 80903

1 528 S Tejon St
Colorado Springs,
CO, 80903

2 Bread & Butter
Neighborhood...
602 S Nevada Ave
Colorado Springs,
CO, 80903

3 Dos Santos
70 E Moreno Ave
Colorado Springs,
CO, 80903

4 Till Neighborhood
Bistro/ Garden of...
616 S Tejon St
Colorado Springs,
CO, 80903

5 COATI
514 S Tejon St
Colorado Springs,
CO, 80903

6 Streetcar 520
520 S Tejon St
Colorado Springs,
CO, 80903

7 Dad's Donuts
29 E Moreno Ave
Colorado Springs,
CO, 80903

8 Loyal Coffee
408 S Nevada Ave
Colorado Springs,
CO, 80903

9 JINYA Ramen Bar
402 S Nevada Ave
Colorado Springs,
CO, 80903

10 Kinship Landing
415 South Nevada
Avenue
Colorado Springs,
CO, 80903



All showings MUST be scheduled with the Listing Agent

Contact Broker for Additional Property Information and Details

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Vice President

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