

HISTORIC DEGRAFF BUILDING

Office Building For Lease

118 N. Tejon Street Colorado Springs, CO 80903



PROPERTY DESCRIPTION

Located within a quiet office setting, unique office suites blend historic character with functional modern improvements. The property features move-in ready suites with exposed brick finishes and architectural charm throughout, while recent common area upgrades enhance the overall professional environment. New windows have also been installed to improve temperature control and comfort within the suites.

SPACES	LEASE RATE	SPACE SIZE
Suite 300	\$1,625 per month	995 SF
Suite 303	\$950 per month	600 SF
Suite 304	\$2,500 per month	2,036 SF
Suite 400	\$1,375 per month	850 SF
Suite 401	\$1,700 per month	1,050 SF
Suite 403	\$1,225 per month	750 SF
Suite 404	\$975 per month	600 SF
Suite 405	\$1,875 per month	1,150 SF

LOCATION DESCRIPTION

Located in the heart of downtown, the office space benefits from an exceptional walkable setting near the I-25 and Bijou Street interchange, providing convenient access for employees and clients traveling from across the region. The surrounding area features a strong mix of hotels, parks, restaurants, entertainment, offices, and residential developments, creating an energetic environment with abundant nearby amenities for businesses and their staff.

PROPERTY HIGHLIGHTS

- Come join new restaurant Stoney's Bar & Grill
- Professional office space
- Office layouts with natural light
- High visibility location with easy access to I-25
- Street parking and nearby parking lots



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