



# HISTORIC HIBBARD BUILDING

19 South Tejon Street, Colorado Springs, CO 80903

*Office Building For Lease*



**TIM AGEE**

719.200.2735

[tim@miramontcre.com](mailto:tim@miramontcre.com)

**SIMON PENNER**

719.229.1585

[simon@miramontcre.com](mailto:simon@miramontcre.com)



# HISTORIC HIBBARD BUILDING

19 South Tejon Street, Colorado Springs, CO 80903

Office Building For Lease



## OFFERING SUMMARY

Lease Rate:	\$16.00/SF (NNN)
Operating Expenses:	\$9.00/SF (2025 Est.)
Building Size:	38,021 SF
Year Built:	1914
Zoning:	FBZ

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$16.00/SF	6,621 SF
Suite 212	\$16.00/SF	1,364 SF
M-1	\$750/mo (Gross)	279 SF
M-2	\$1,250/mo (Gross)	833 SF
Suite 400	\$16.00/SF	8,103 SF
Suite 500	\$16.00/SF	3,727 SF

## PROPERTY HIGHLIGHTS

- Historic Downtown property
- High ceilings and large windows in suites
- On-site secured bicycle/storage area
- Walking distance to multiple restaurants & entertainment
- Adjacent to the newly completed Adaman Alley



**TIM AGEE**

719.200.2735

tim@miramontcre.com

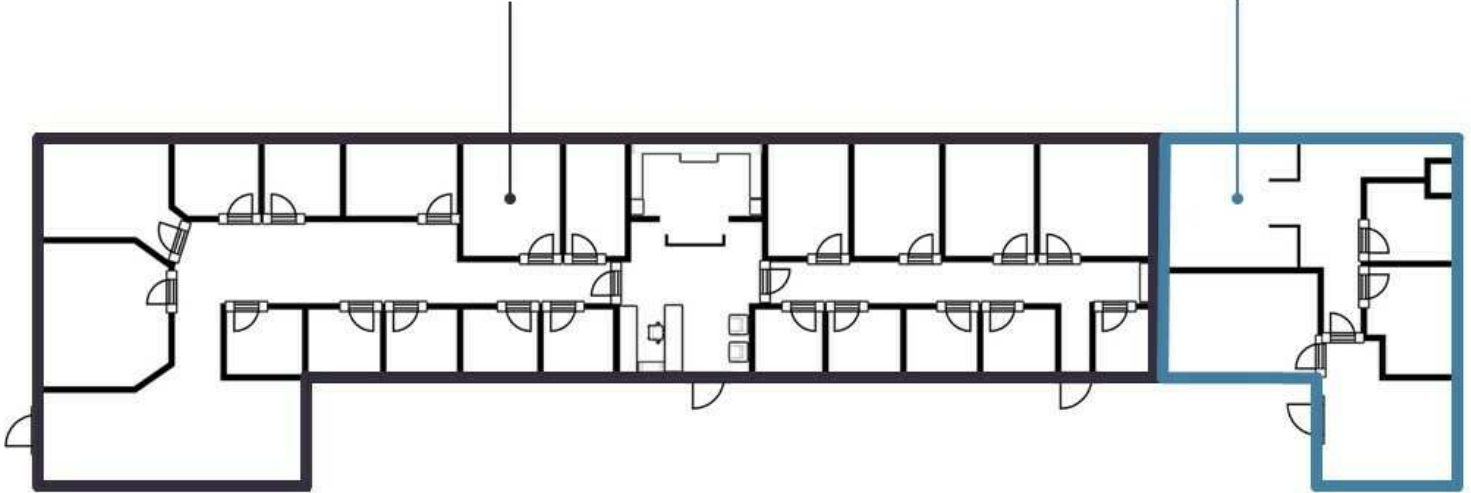
**SIMON PENNER**

719.229.1585

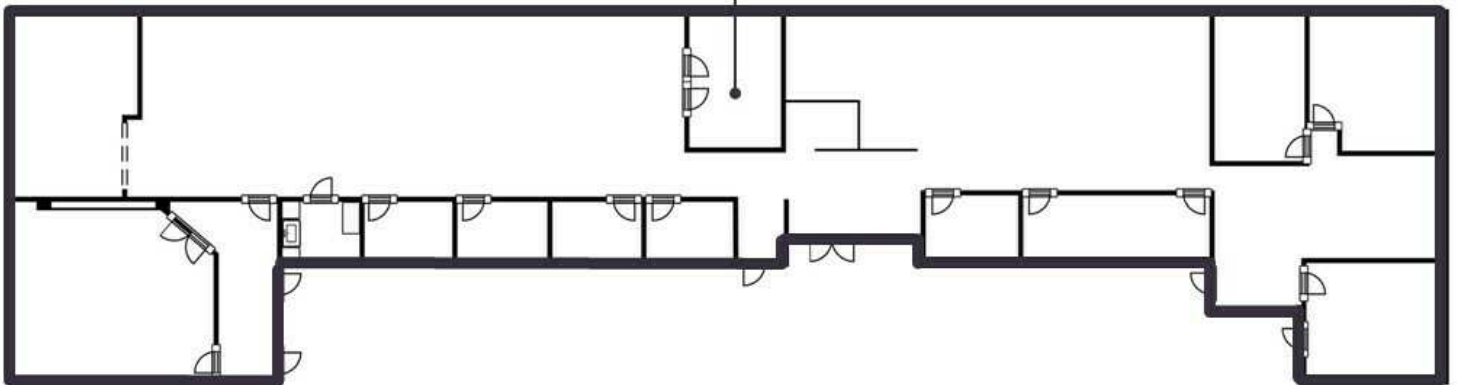
simon@miramontcre.com

**Suite 200**  
**6,621 SF**

**Suite 212**  
**1,364 SF**



**Suite 400**  
**8,103 SF**



**TIM AGEE**

719.200.2735

tim@miramontcre.com

**SIMON PENNER**

719.229.1585

simon@miramontcre.com

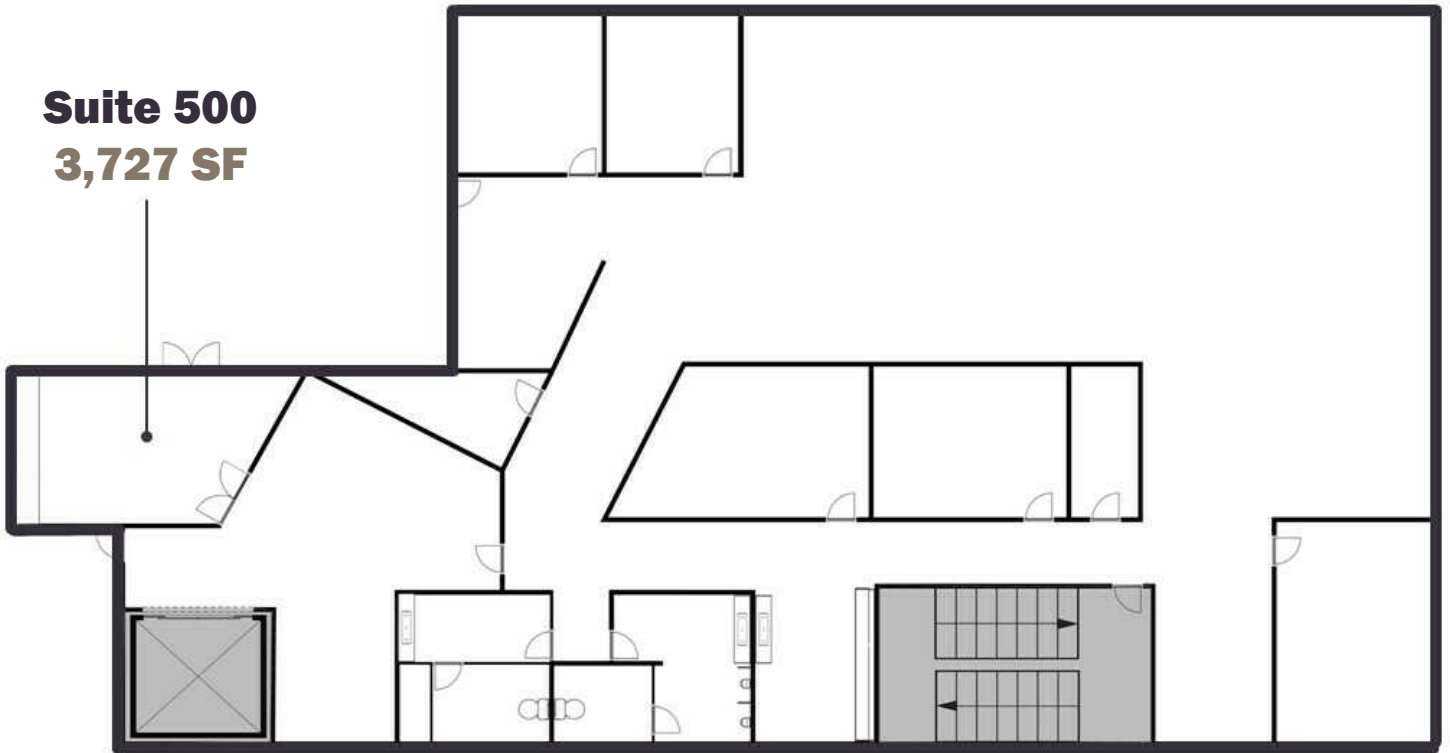


# HISTORIC HIBBARD BUILDING

19 South Tejon Street, Colorado Springs, CO 80903

*Office Building For Lease*

**Suite 500**  
**3,727 SF**



**TIM AGEE**

719.200.2735

tim@miramontcre.com

**SIMON PENNER**

719.229.1585

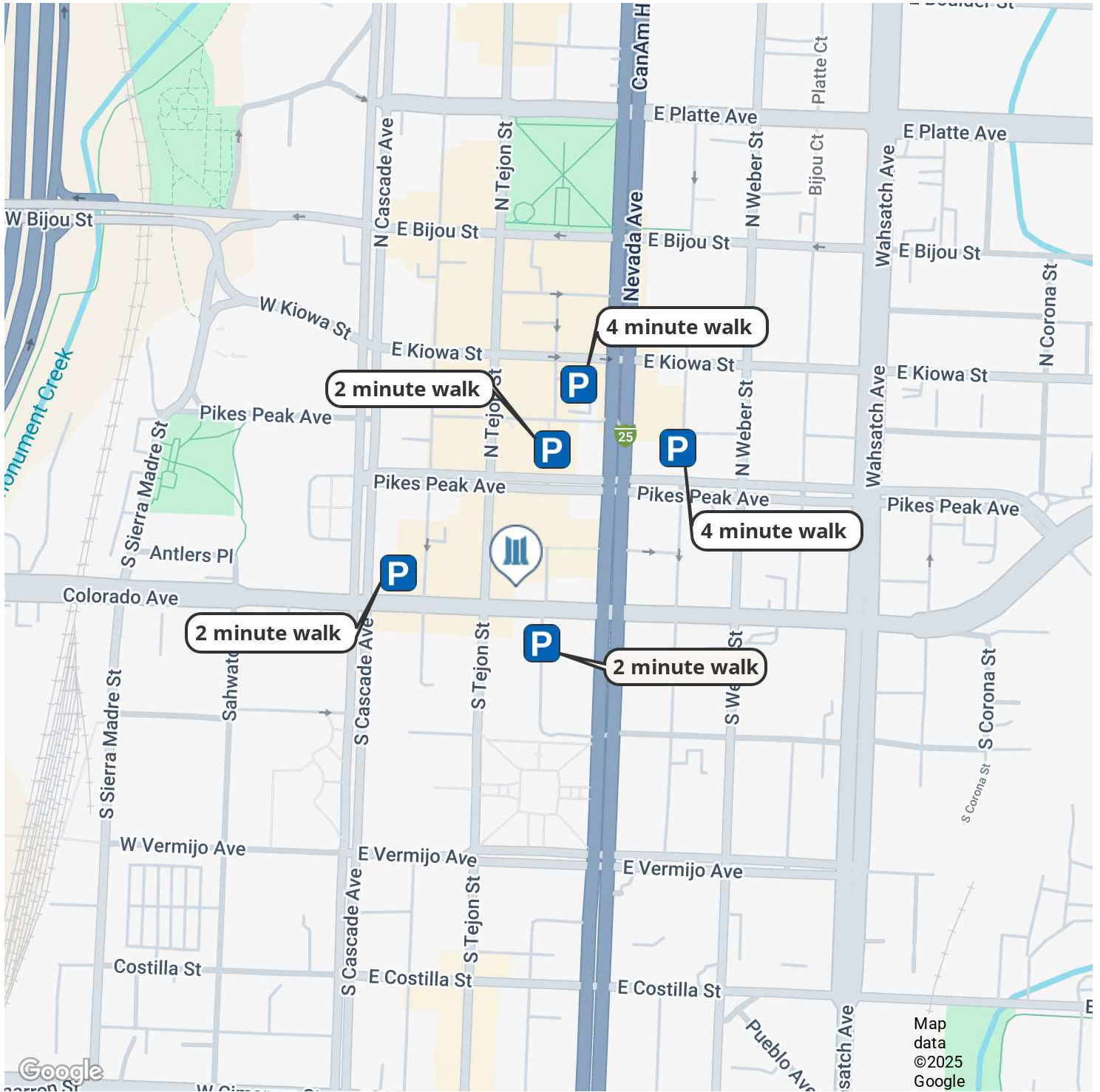
simon@miramontcre.com



# HISTORIC HIBBARD BUILDING

19 South Tejon Street, Colorado Springs, CO 80903

Office Building For Lease



**TIM AGEE**

719.200.2735

tim@miramontcre.com

**SIMON PENNER**

719.229.1585

simon@miramontcre.com

# HISTORIC HIBBARD BUILDING

19 South Tejon Street, Colorado Springs, CO 80903

*Office Building For Lease*



**TIM AGEE**

719.200.2735

tim@miramontcre.com

**SIMON PENNER**

719.229.1585

simon@miramontcre.com