



STUNNING OFFICE SUBLEASE OPPORTUNITY

COLORADO SPRINGS, COLORADO



2221 E. Bijou Street
Colorado Springs, CO

FOR SUBLEASE
\$11.75/RSF NNN

22,551 - 47,483 SF



2221 E. Bijou Street | Colorado Springs, CO

Approximately 22,551 - 47,483 RSF

Lease Rate: \$11.75/SF | Estimated Expense: \$5.67/SF

Rate negotiable depending on terms

LC Real Estate Group is pleased to present the opportunity to lease 2221 Bijou Street, Suite 100 & 110, Colorado Springs, Colorado. This well maintained, multi-tenant office building has been recently renovated with many modern amenities including cafeteria/lounge, fitness facility, and auditorium. **With custom fit furniture and cubicles included**, this is a rare opportunity for a large to medium company to lease a well-located turn-key ready office facility, close to the downtown central business district.



- Excellent location: 5 minutes to the Colorado Springs Central Business District, 10 minutes from I-25, and 20 minutes to Colorado Springs Airport.
- Proximity to a multitude of restaurants, professional services, entertainment, museums, galleries, and venues, with plenty of parking and several modes of transportation available.
- Two recently updated and well-maintained professional office suites with furniture included, priced below current market rents, which could be leased separate or together.
- Functional floor plan with perimeter executive offices, open/cubicle area, large open flex space, Large conference rooms, 2 kitchenettes, and several break rooms and lounge meeting areas.
- Ample off-street parking with newer paved parking lot, security cameras and patrol on site, secured key card access, and a shared dock high loading area. Co-tenants include Jacob Engineering and Spectrum IT.
- Many modern amenities for employees including a shared cafeteria/lounge area, full fitness area featuring Nautilus equipment and cardio bikes, and ~150 seat community theater.
- Subleased through November 30, 2029 - Rate negotiable depending on SF and term

[Link: Explore Downtown Colorado Springs](#)

Exclusively Marketed
For Sublease By



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Confidentiality Agreement & Offering Disclosure

The information provided within this document has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness

DRIVING DIRECTIONS

From Interstate 25, take exit 143 for Uintah St. Travel east taking a right onto Union Blvd. Travel south turning left onto E. Bijou St. Property will be approx. 7 blocks on the right.

CORPORATE OFFICE BUILDING

2221 E. BIJOU STREET
COLORADO SPRINGS, CO 80909





CORPORATE OFFICE BUILDING

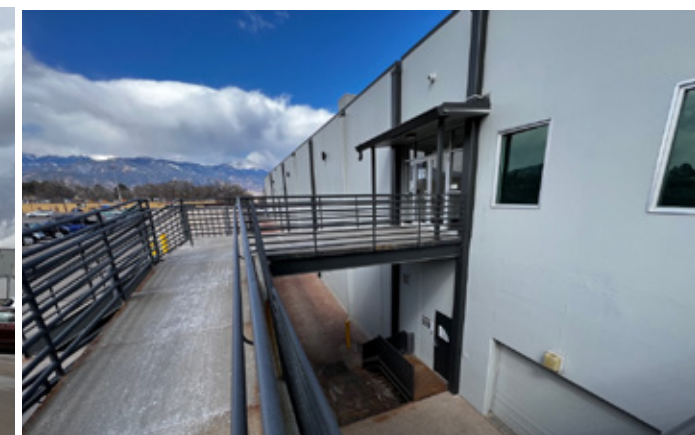
2221 E. BIJOU STREET
 COLORADO SPRINGS, CO 80909

PROPERTY OVERVIEW

Property Address	2221 E. Bijou St., Colorado Springs, CO 80909
Building SF	281,144 SF Suite 100 - 24,932 SF Suite 110 - 22,551 SF
Year of Construction Renovated	1962 2022
Built As	Office
Zoning	C6 CU
Parking	4:1000 SF

COMMON AMENITIES

- Fully equipped fitness room with free-weights, machines and showers
- On-site cafe/cafeteria and employee lounge
- 150-seat auditorium / movie theatre
- Security access points
- Dock-high loading for Flex users

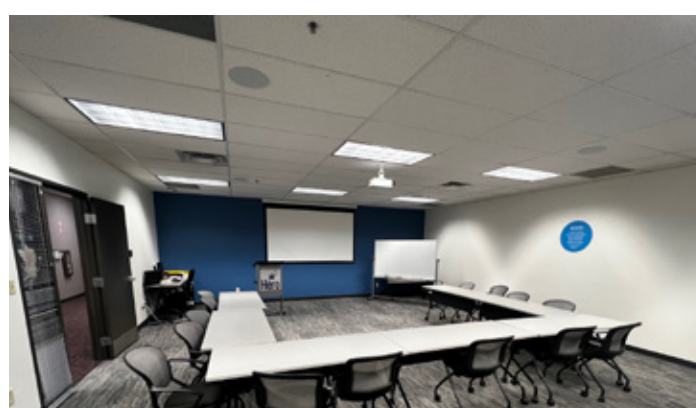
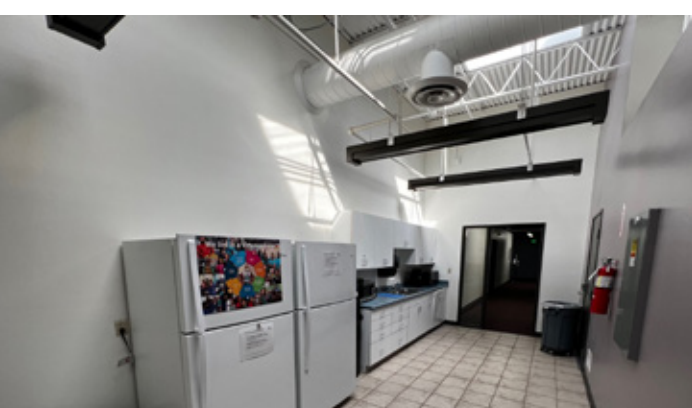


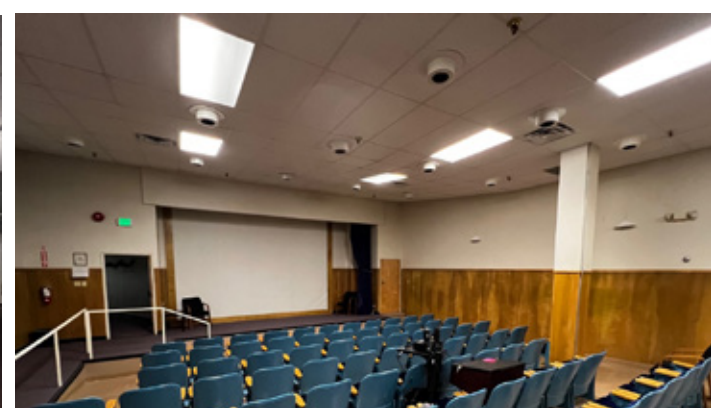
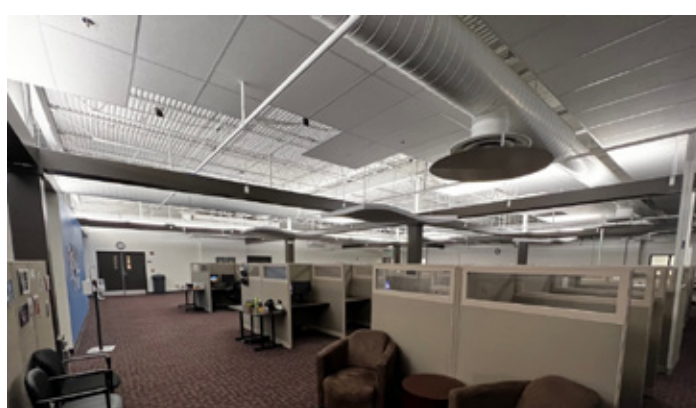
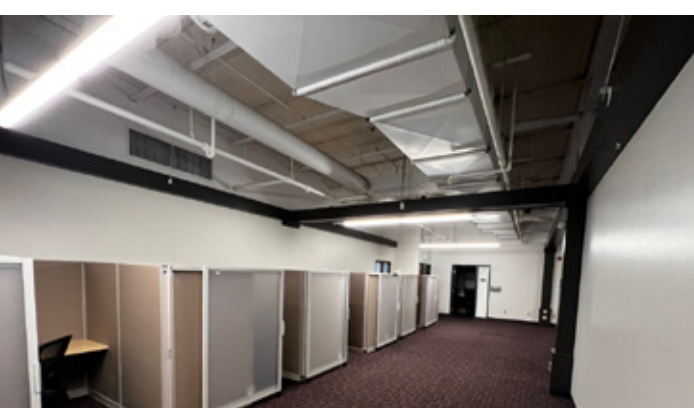
Suite 100 and 110 could be leased together or separately.
Alternative demising plans available based on tenant's needs.

Suite 100 - 24,932 SF

Suite 110 - 22,551 SF



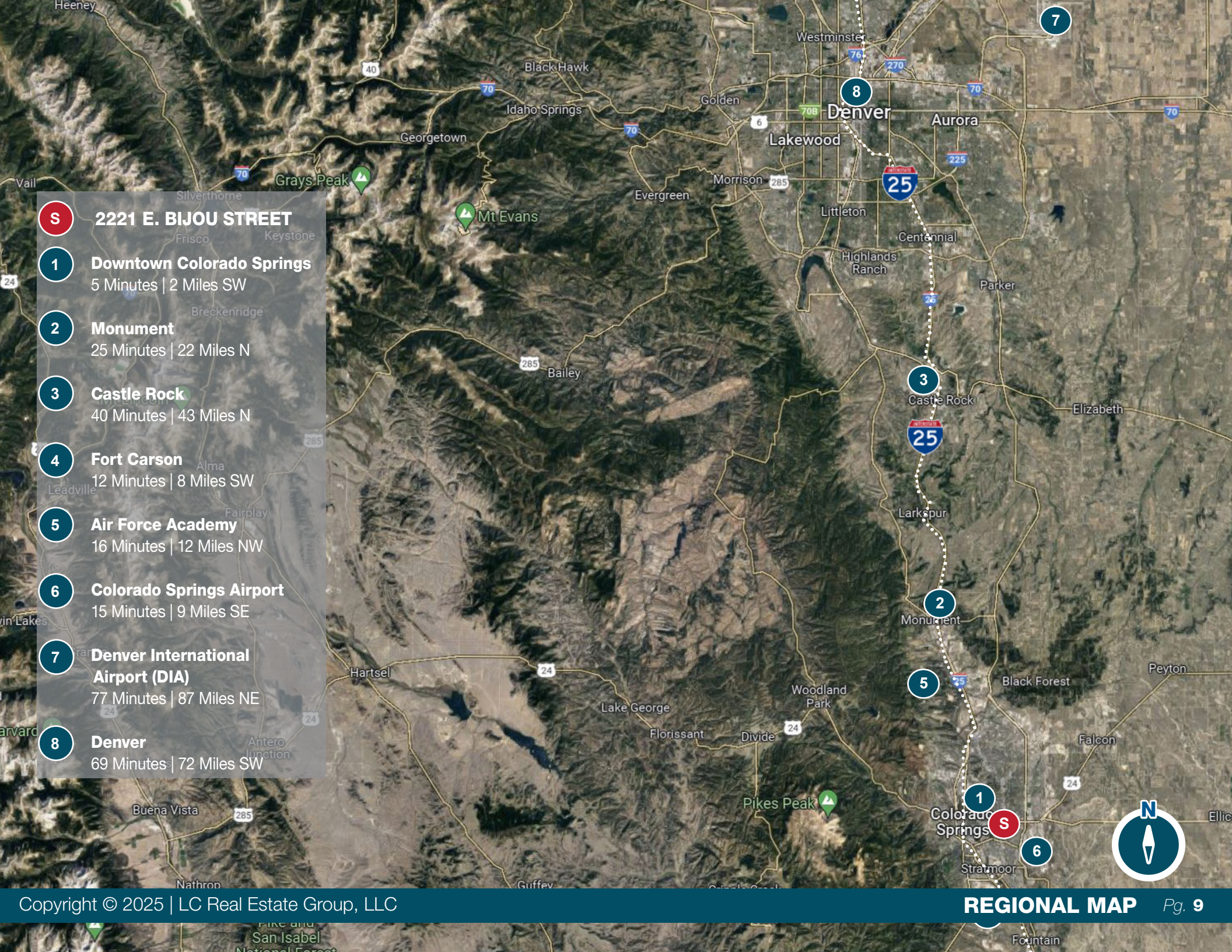




AREA OVERVIEW



- S 2221 E. BIJOU STREET**
- 1 Downtown Colorado Springs**
5 Minutes | 2 Miles SW
- 2 Monument**
25 Minutes | 22 Miles N
- 3 Castle Rock**
40 Minutes | 43 Miles N
- 4 Fort Carson**
12 Minutes | 8 Miles SW
- 5 Air Force Academy**
16 Minutes | 12 Miles NW
- 6 Colorado Springs Airport**
15 Minutes | 9 Miles SE
- 7 Denver International Airport (DIA)**
77 Minutes | 87 Miles NE
- 8 Denver**
69 Minutes | 72 Miles SW



S 2221 E. BIJOU STREET

1 Chapel Hills Mall

9 Miles | 16 Minutes
Comfortable retail center with 100+ chain stores & fast-food restaurants, plus movie theater

2 University of CO Colorado Springs

5 Miles | 9 Minutes
Public 4-year college with 95% acceptance rate & 44% graduation rate

3 UC Health Memorial Hospital

1 Miles | 2 Minutes
413-bed hospital with Level I Trauma Center & Comprehensive Stroke Center

4 US Olympic & Paralympic Training

3 Miles | 6 Minutes
State-of-the-art athletic complex for 14 different sports, with Olympic Hall of Fame & guided tours

5 Garden of the Gods Visitor Center

8 Miles | 16 Minutes
1,300 acre National Natural Landmark with bike & hiking trails, rock climbing, tours & state-of-the-art visitor center

6 Colorado Springs Airport

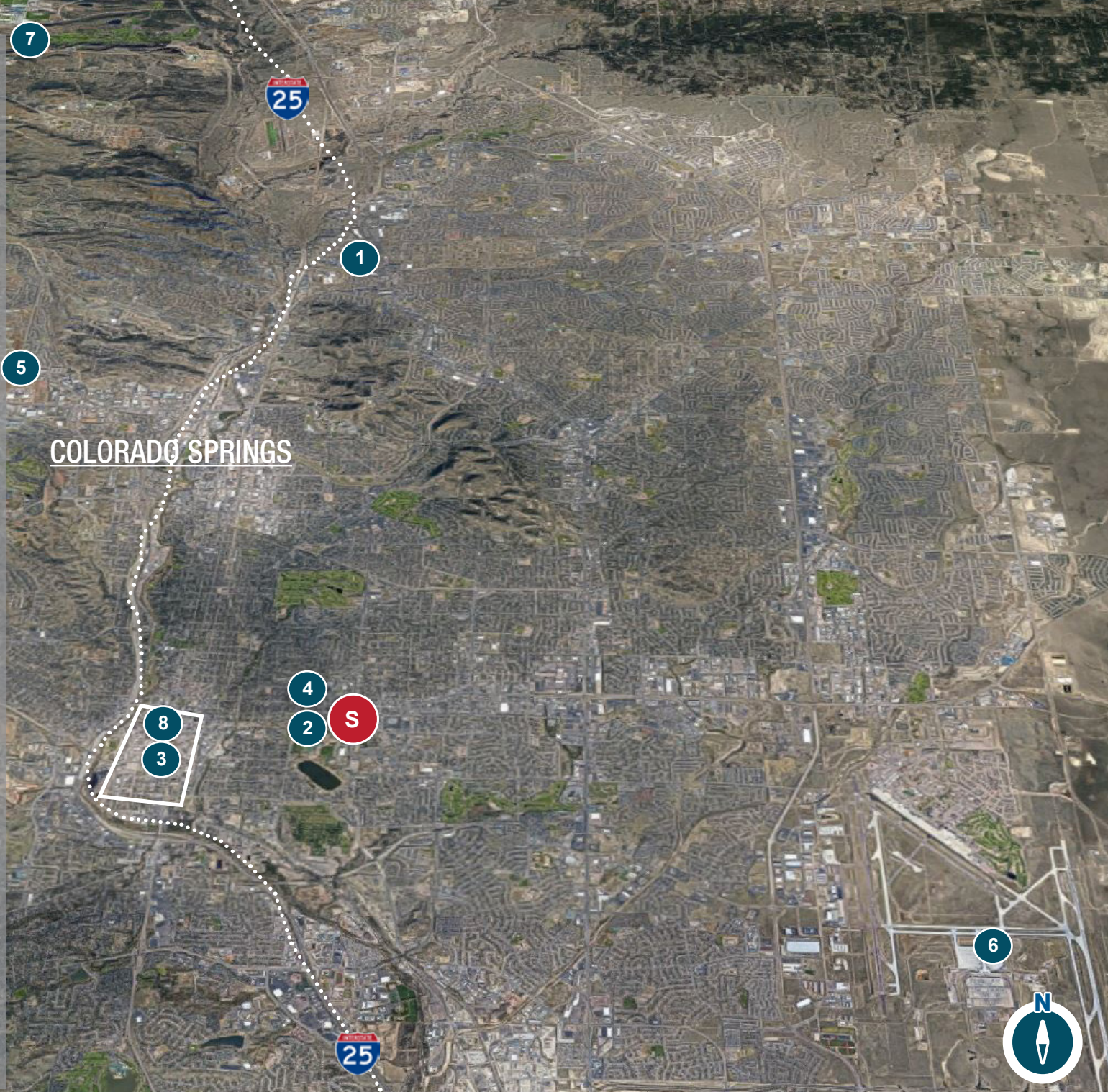
9 Miles | 15 Minutes
City-owned public civil-military municipal airport

7 US Air Force Academy

12 Miles | 16 Minutes
18,500 acre campus, state-of-the-art Division I athletic facilities and research center with indoor & outdoor visitor activities

8 Downtown Colorado Springs

Restaurants, retail, museums, etc.



Demographics

2221 E Bijou St, Colorado Springs, Colorado,
 80909
 Rings: 1, 3, 5 mile radii



INCOME

3 miles

\$63,722
Median Household Income

\$36,156
Per Capita Income

\$68,844
Median Net Worth

KEY FACTS

3 miles

123,906
Population

36.0
Median Age

53,665
Households

\$51,664
Median Disposable Income

BUSINESS

3 miles

7,075
Total Businesses

82,298
Total Employees

EMPLOYMENT

3 miles

57.4%
White Collar

20.2%
Blue Collar

22.4%
Services

6.2%
Unemployment Rate

EDUCATION

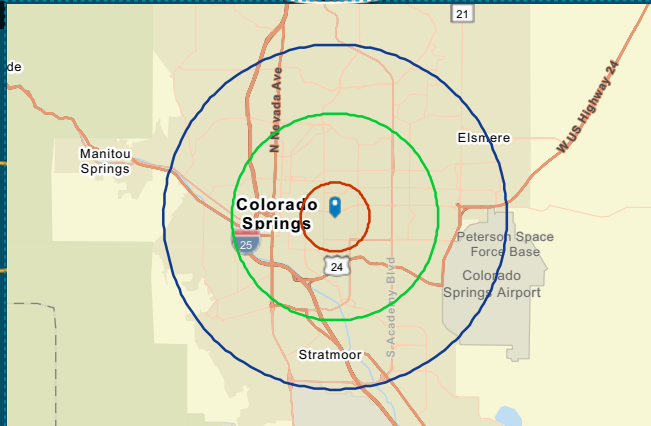
3 miles

7%
No High School Diploma

24%
High School Graduate

36%
Some College

32%
Bachelor's/Grad/Prof Degree



Sites	2025 Health Services - Businesses (SIC)
ZIP Codes	277
80909 (Colorado Springs)	
Counties	2,627
El Paso County	
CBSAs	2,729
Colorado Springs, CO Metropolitan Statistical Area	