

**3531 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909**



## PROPERTY DETAILS

**Available Space:** 2,734 SF

**Lease Rate:** \$14.00/SF + \$4.50 NNN

**Clear Height:** 12'

**Loading:** One 8' Front Drive-In Door,  
One 10' Dock High Door in Rear.

**Zoning:** C6 - Flexible Commercial

**Year Built:** 1966

**Site Size:** 5,000 SF fenced yard

**Parking:** 7 on-site parking spaces + yard parking

### Central Colorado Springs location

Positioned along East Platte Avenue, the property offers excellent access to Downtown Colorado Springs, Powers Boulevard, and major transportation corridors.

**ROB ROLLEY, Broker**

**(719) 235-7499**

cowboycommercial@gmail.com

REMAX COMMERCIAL PROPERTIES  
S Tejon St Ste 100, Colorado Springs, CO 80903-2232

## PROPERTY OVERVIEW

Excellent opportunity to lease a highly visible service commercial building located directly on busy East Platte Avenue in central Colorado Springs.

The property consists of **approximately 2,734 SF on a 0.21-acre fully fenced lot** and offers **functional shop space, strong street presence, convenient customer parking**, and flexible C6 zoning allowing for a variety of automotive, contractor, service commercial, and light industrial uses.

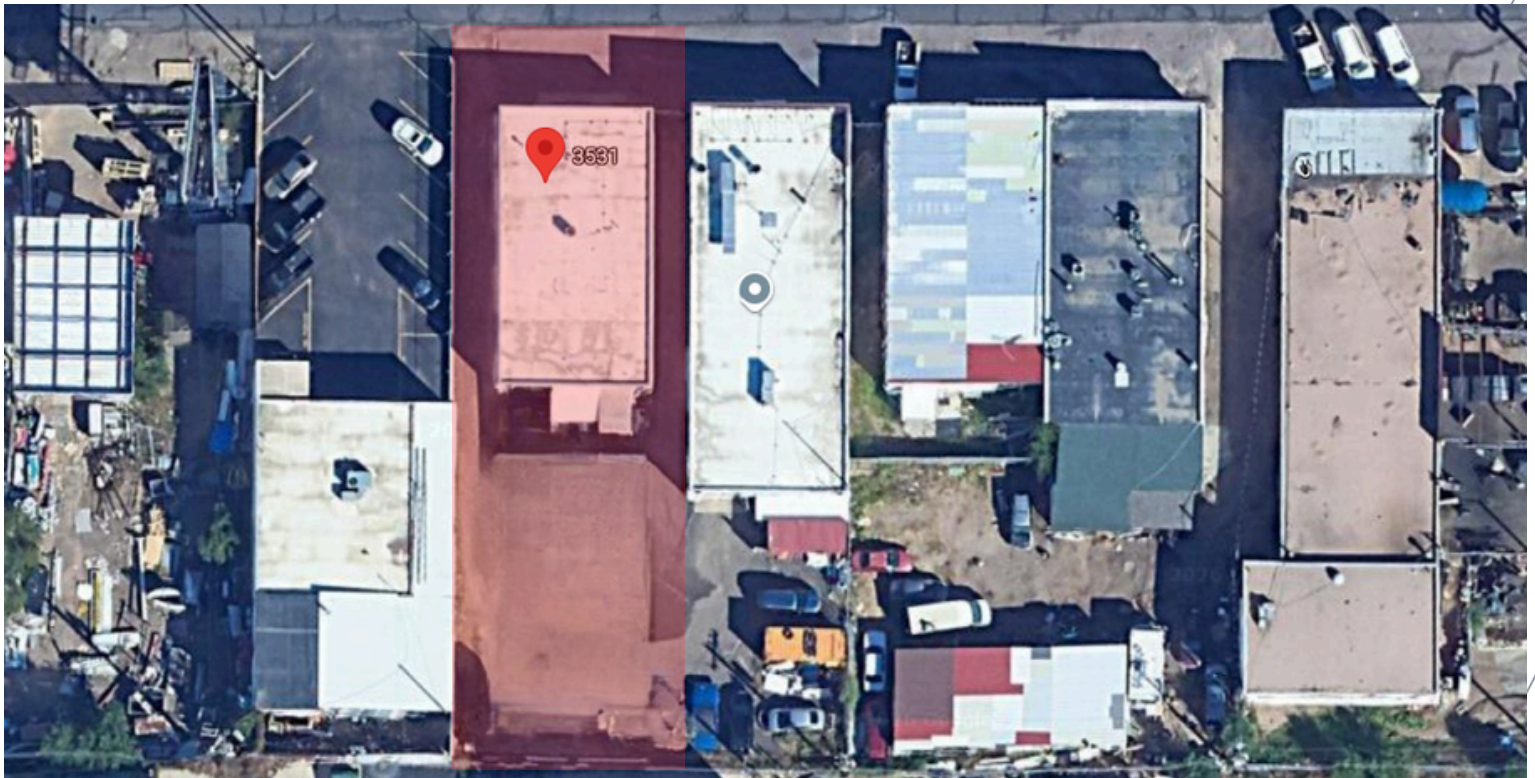
The building is currently undergoing exterior improvements including fresh modern exterior paint and resurfaced asphalt, creating a clean and updated appearance **ideal for an owner-user or service-oriented business seeking strong visibility and accessibility in an established location.**

# PHOTOS

COMMERCIAL FOR LEASE  
3531 E Platte Avenue  
Colorado Springs, CO 80909



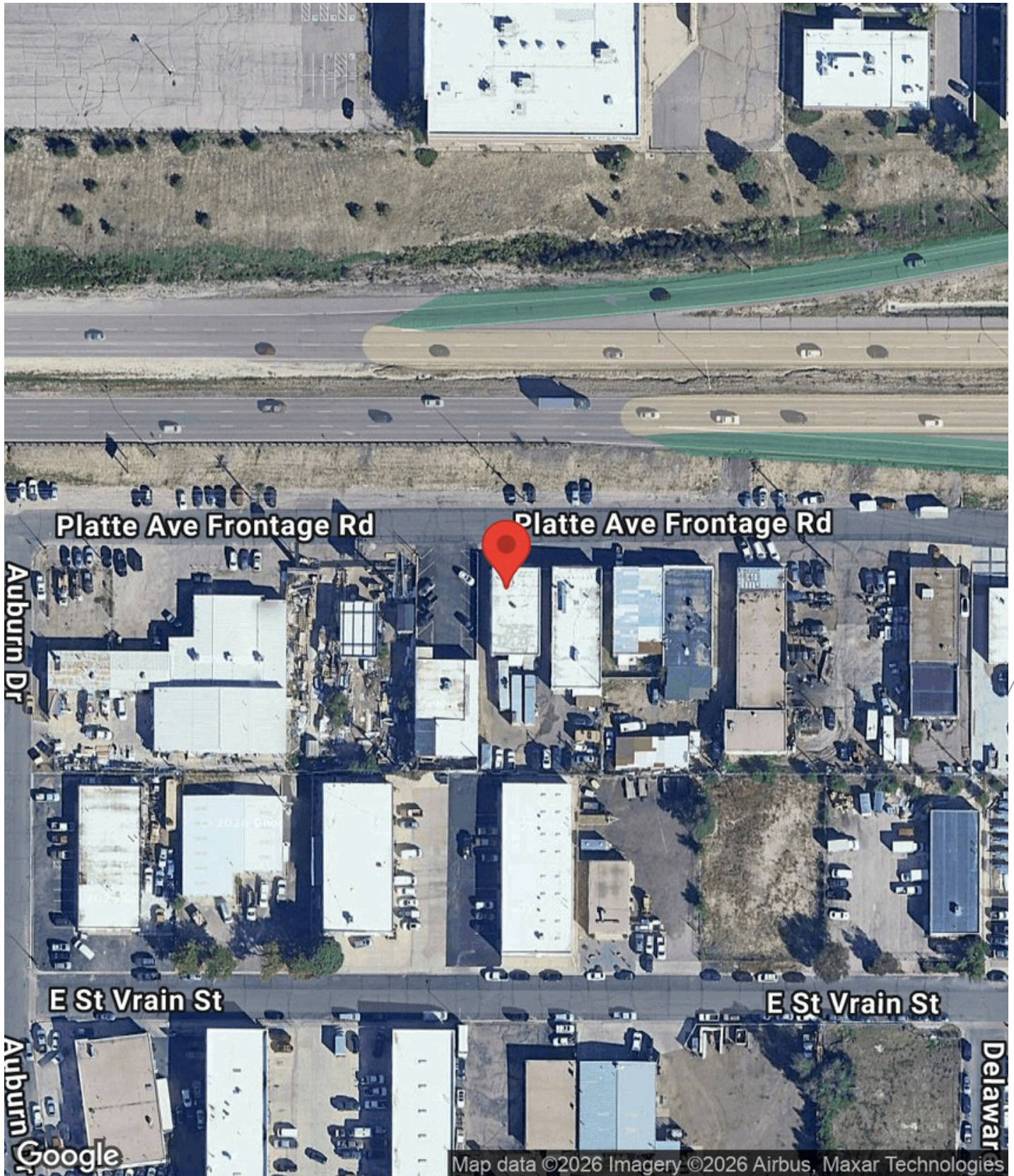
CENTRAL COLORADO SPRINGS LOCATION WITH IMMEDIATE ACCESS TO PLATTE & ACADEMY BLVD



ROB ROLLEY  
Commercial Broker  
Contact: (719) 235-7499

# AERIAL MAP

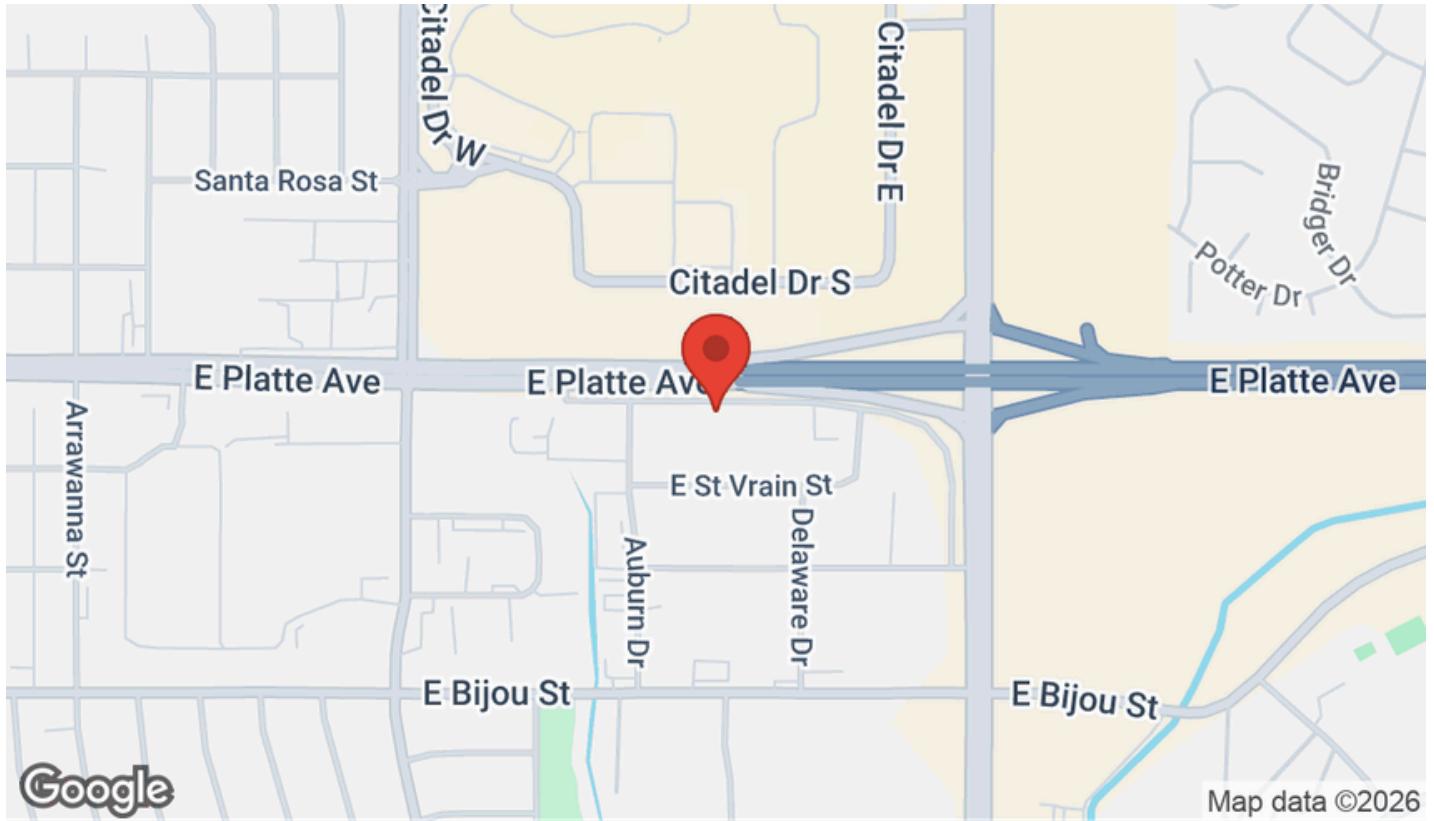
COMMERCIAL FOR LEASE  
3531 E Platte Avenue  
Colorado Springs, CO 80909



**ROB ROLLEY**  
Commercial Broker  
Contact: (719) 235-7499

# LOCATION MAPS

COMMERCIAL FOR LEASE  
3531 E Platte Avenue  
Colorado Springs, CO 80909



**ROB ROLLEY**  
Commercial Broker  
Contact: (719) 235-7499