

FOUNTAIN  
COLONY LLC  
A Griffis/Blessing Affiliate

**FOR LEASE**  
**14 SOUTH SPRUCE STREET**  
**COLORADO SPRINGS, CO 80905**  
**FORMER "DEEP ROCK WATER"**  
**DOWNTOWN WAREHOUSE**



**FEATURES**

**Space:** 16,000 Sq Ft

**Lease Rate:** \$11.50 psf NNN

**2025 Operating Expenses:** \$3.35 + Utilities  
and Trash

**Available:** October 1, 2025

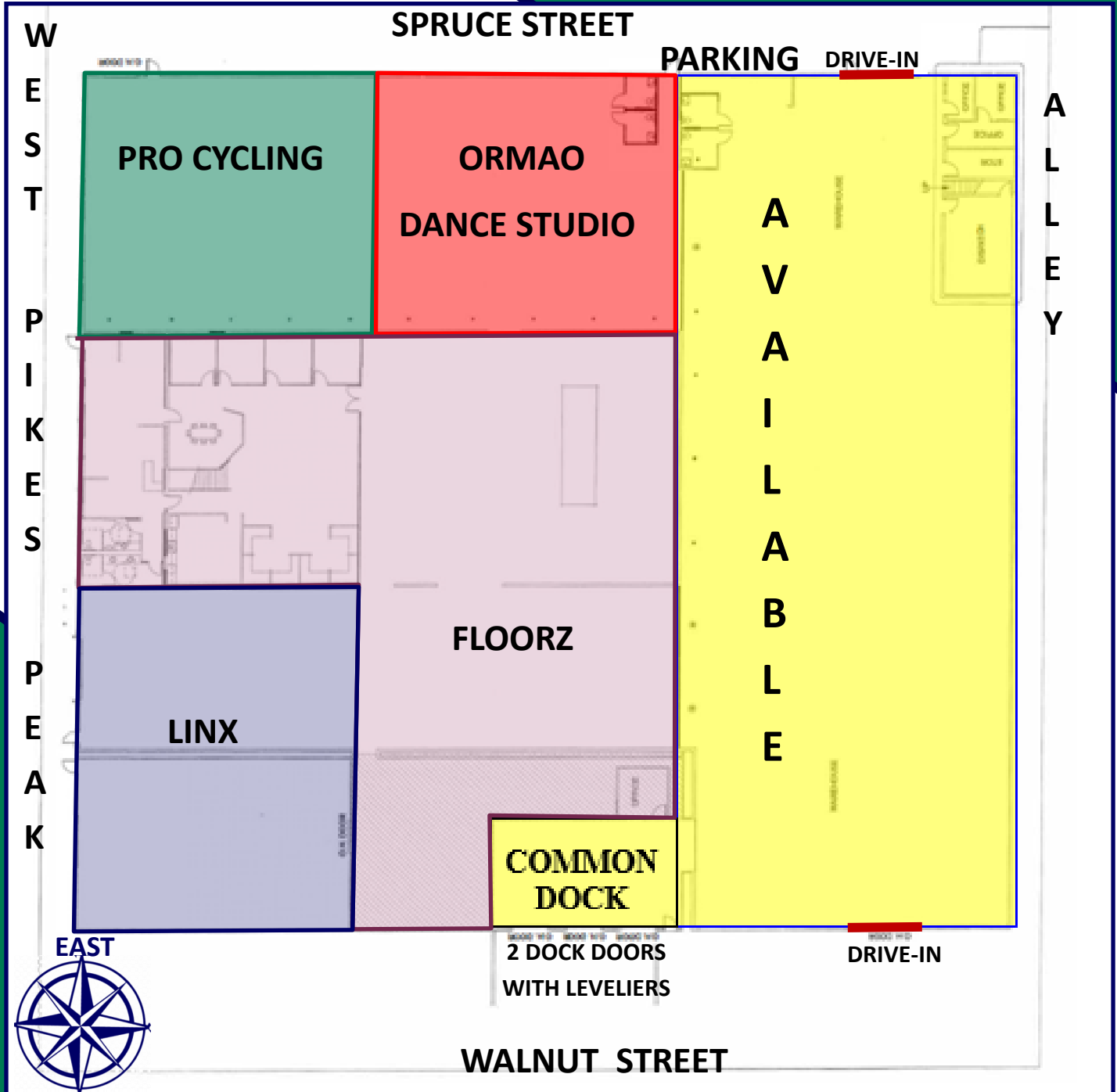
- \*Ample On-Site Parking
- \*Ceiling Heights: 18 Ft (Twin T Construction)
- \*Drive thru ability (2 Overhead Doors) East and Westside
- \*Yard and Outside Storage on Westside (access off Walnut St.)
- \*Common Dock with adjacent Tenant (FLOORZ)
- \*Men's and Women's Restrooms (Not Common)
- \*Exterior Building Signage Visible From I-25 (North and South)
- \*Roof Replaced 2 Years Ago
- \*Space Heaters in Main Warehouse

**Fountain Colony, LLC**  
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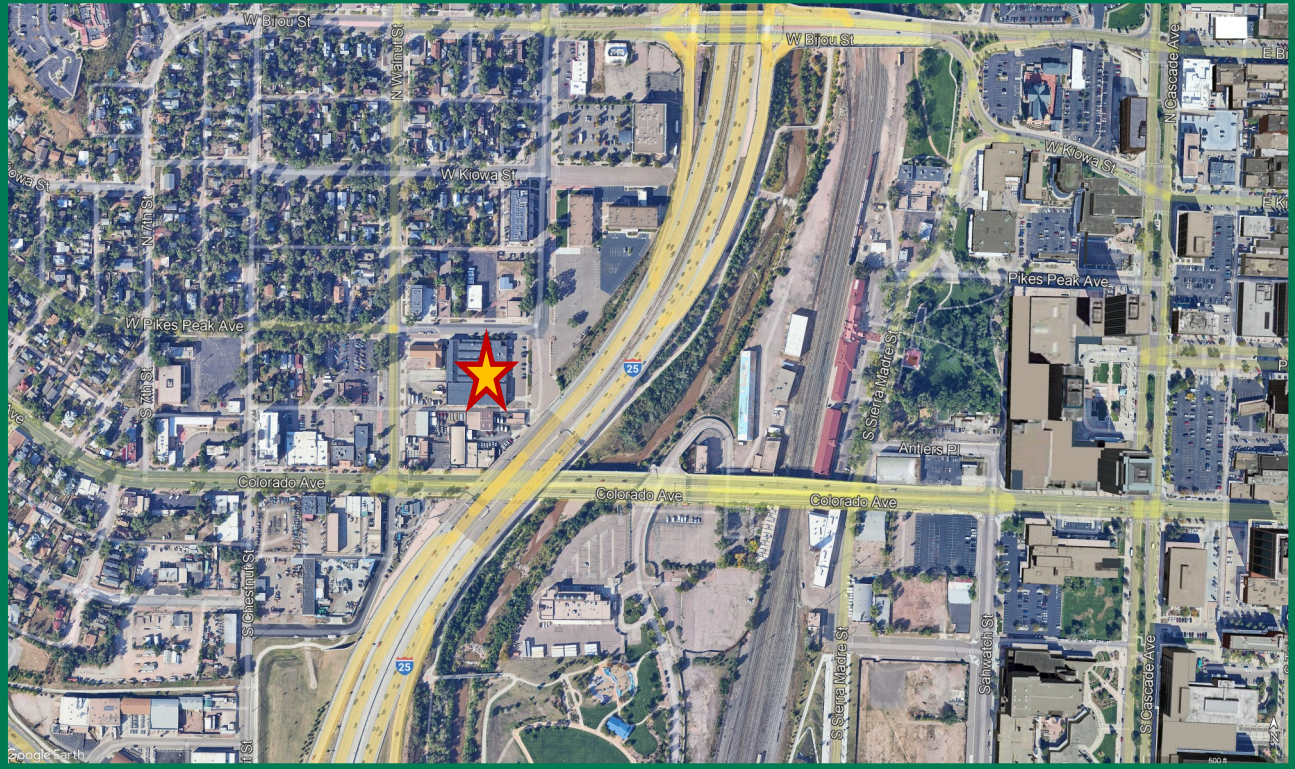


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