



HISTORIC HIBBARD BUILDING

19 South Tejon Street, Colorado Springs, CO 80903

Office Building For Lease



TIM AGEE

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SIMON PENNER

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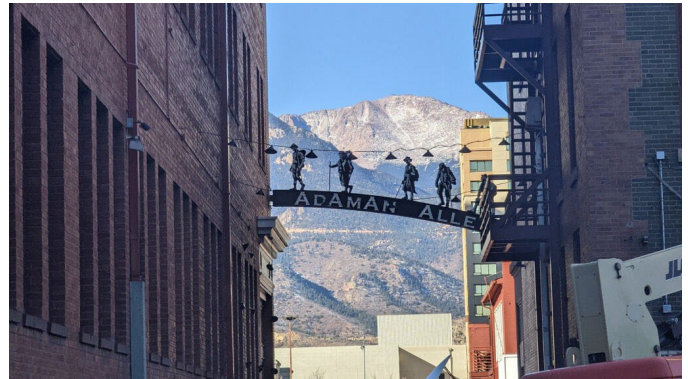
OFFERING SUMMARY

Lease Rate:	\$16.00/SF (NNN)
Operating Expenses:	\$9.69/SF (2025 Est.)
Building Size:	38,021 SF
Year Built:	1914
Zoning:	FBZ

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

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



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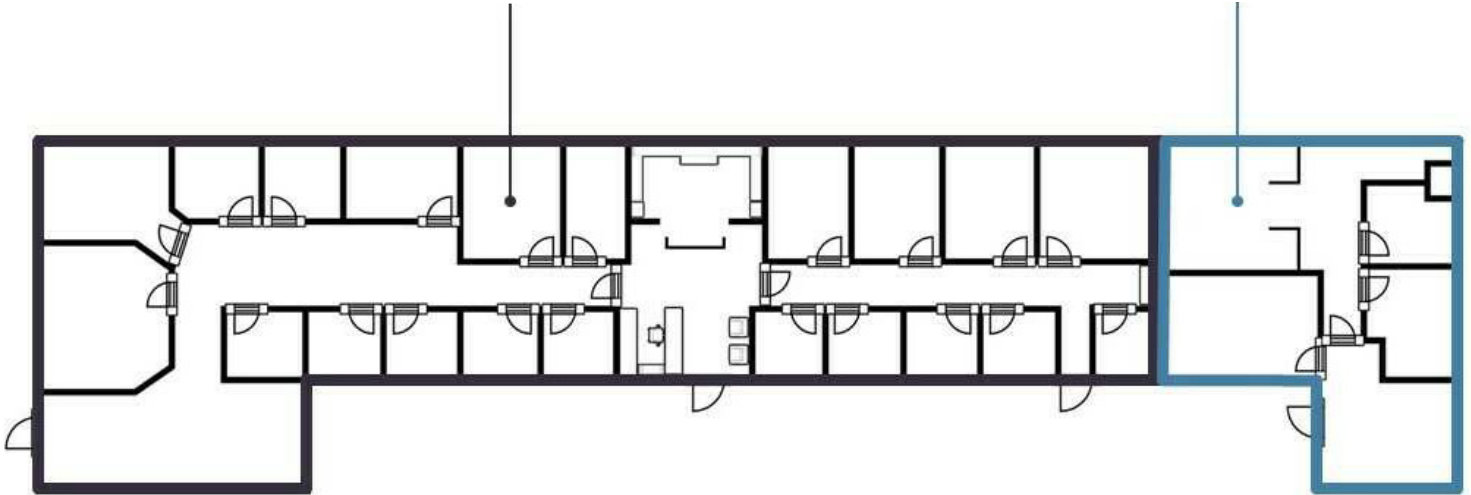
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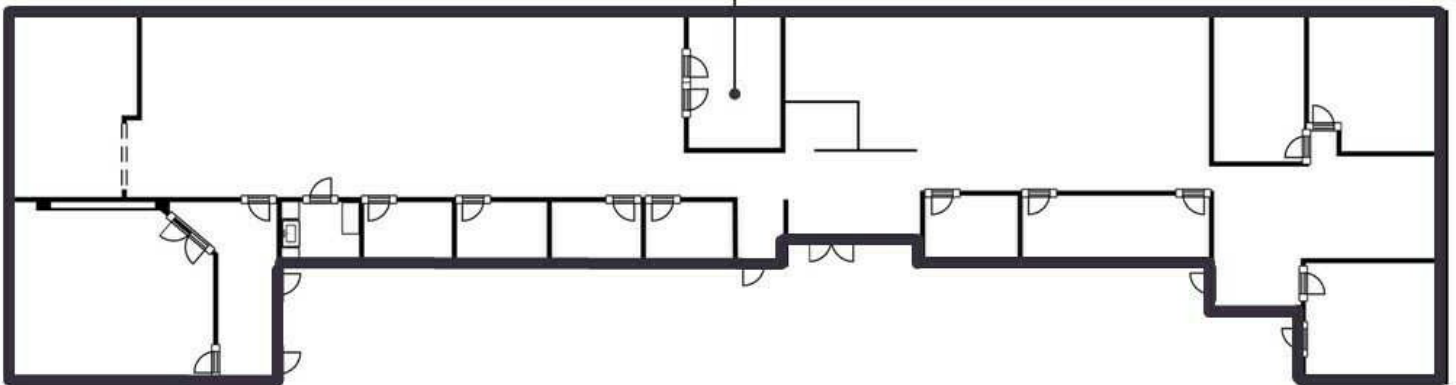
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6,621 SF

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Suite 400
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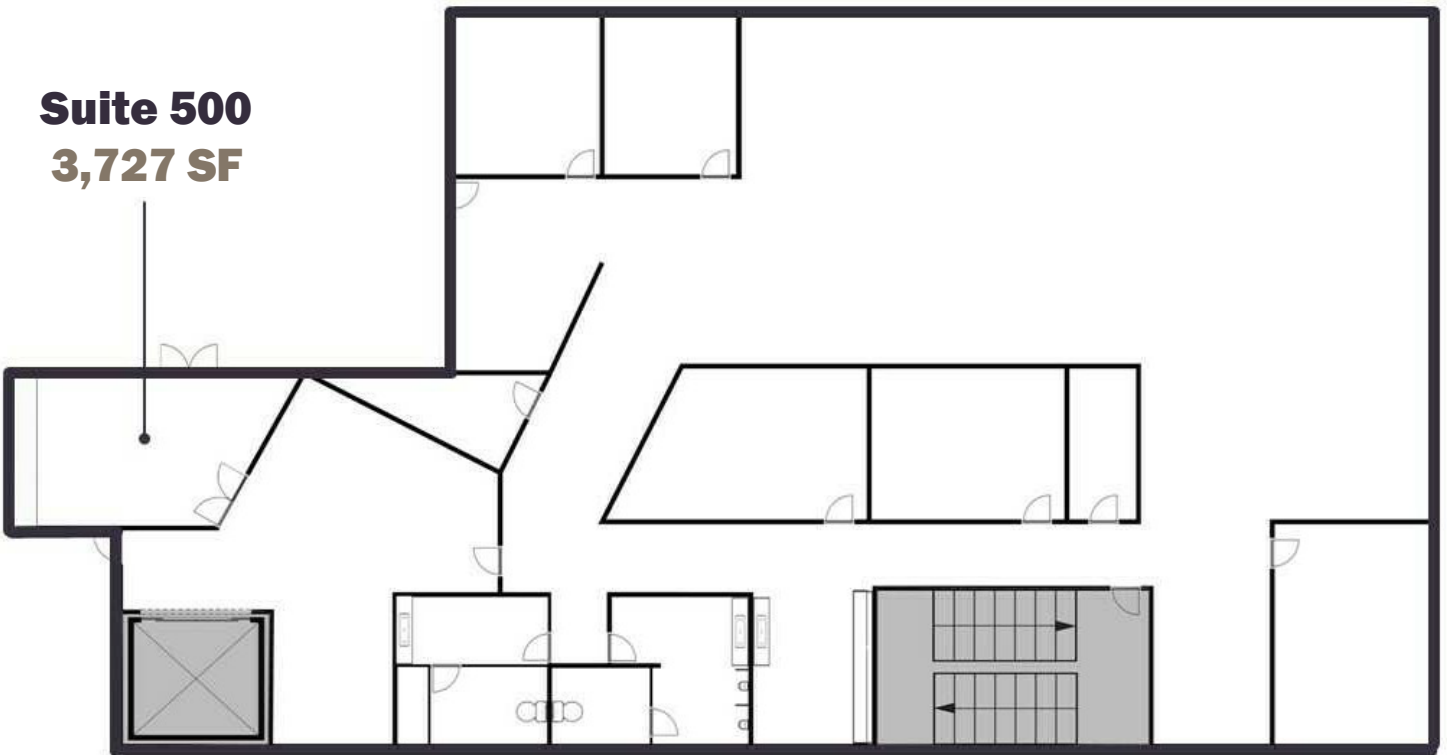


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Suite 500
3,727 SF



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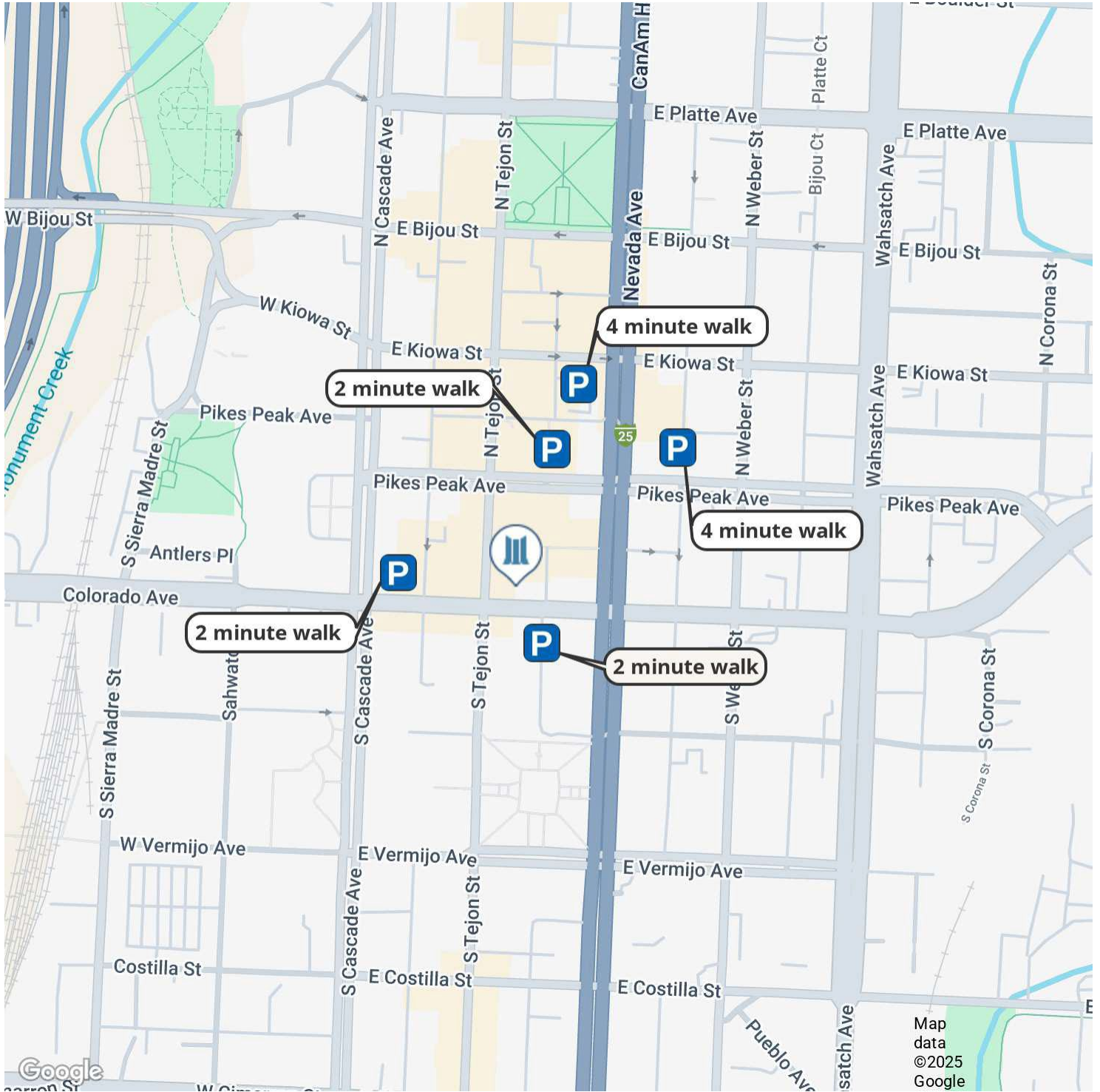
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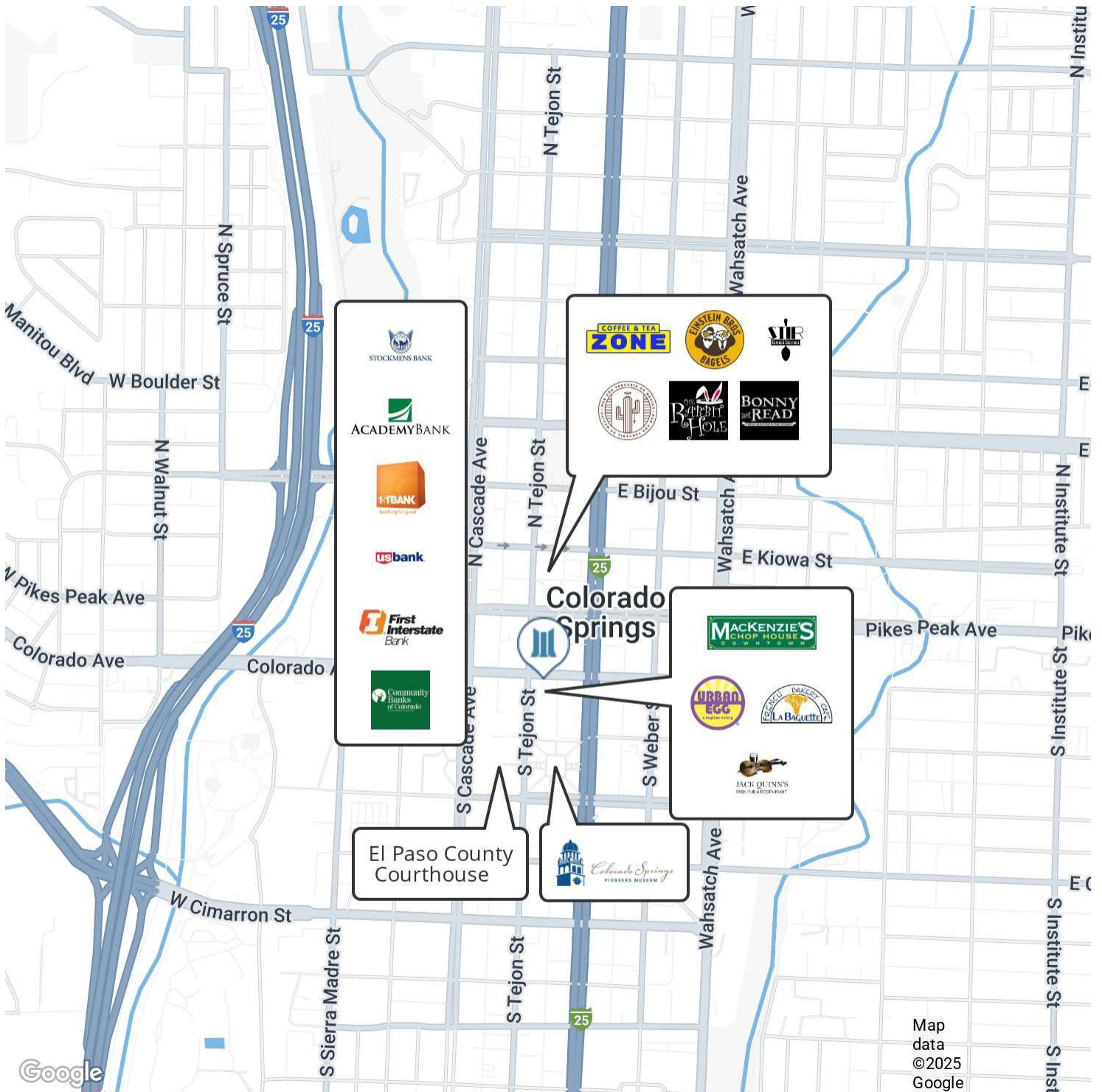
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