



FOR LEASE

FIRST-LEVEL OFFICE SPACE

2150 Lelaray St.
Colorado Springs, CO 80909



PROPERTY overview

First-level office space available just East of Downtown Colorado Springs.
Building Highlights include: recently updated common areas, located in a HUB zone (see broker for more information), secure entrance/exit.

OFFERING summary

Available SF:	+/- 3,500 SF
Lease Price:	\$15.00 PSF/Yr NNN
Zoning:	PBC

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

CONTACT US

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AREA demographics

1 MILE

Total Households	6,755
Total Population	14,671
Average HH Income	\$65,977

3 MILES

Total Households	53,415
Total Population	120,819
Average HH Income	\$64,992

5 MILES

Total Households	126,385
Total Population	296,060
Average HH Income	\$72,333

N Union Blvd. & Lelaray St. S: 26,399 VPD

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