

OFFICE / WAREHOUSE SPACE FOR LEASE

1525-1589 Vapor Trail

COLORADO SPRINGS, CO 80916



AVAILABLE SPACE FOR LEASE:

SUITE 1525/1531:	6,791 SF ±	SCIF Build-out
SUITE 1535:	3,397 SF ±	100% Office
SUITE 1555:	2,048 SF ±	Approx. 60% Office / 40% Warehouse
SUITE 1589:	7,173 SF ±	Approx. 20% Office / 80% Warehouse
LEASE RATE:	\$9.00 - 10.00 / SF + NNN SCIF: \$16.00 / SF + NNN	
NNN EXPENSES (2026 Est.):	\$3.45 / SF	
BUILDING SIZE:	52,130 SF	
YEAR BUILT:	1984	
ZONING:	BP (Business Park)	

- All suites have drive-in doors
- Ample parking available
- Located near Peterson Space Force Base & Colorado Springs Airport in the Southeast Market



OLIVE
REAL ESTATE GROUP

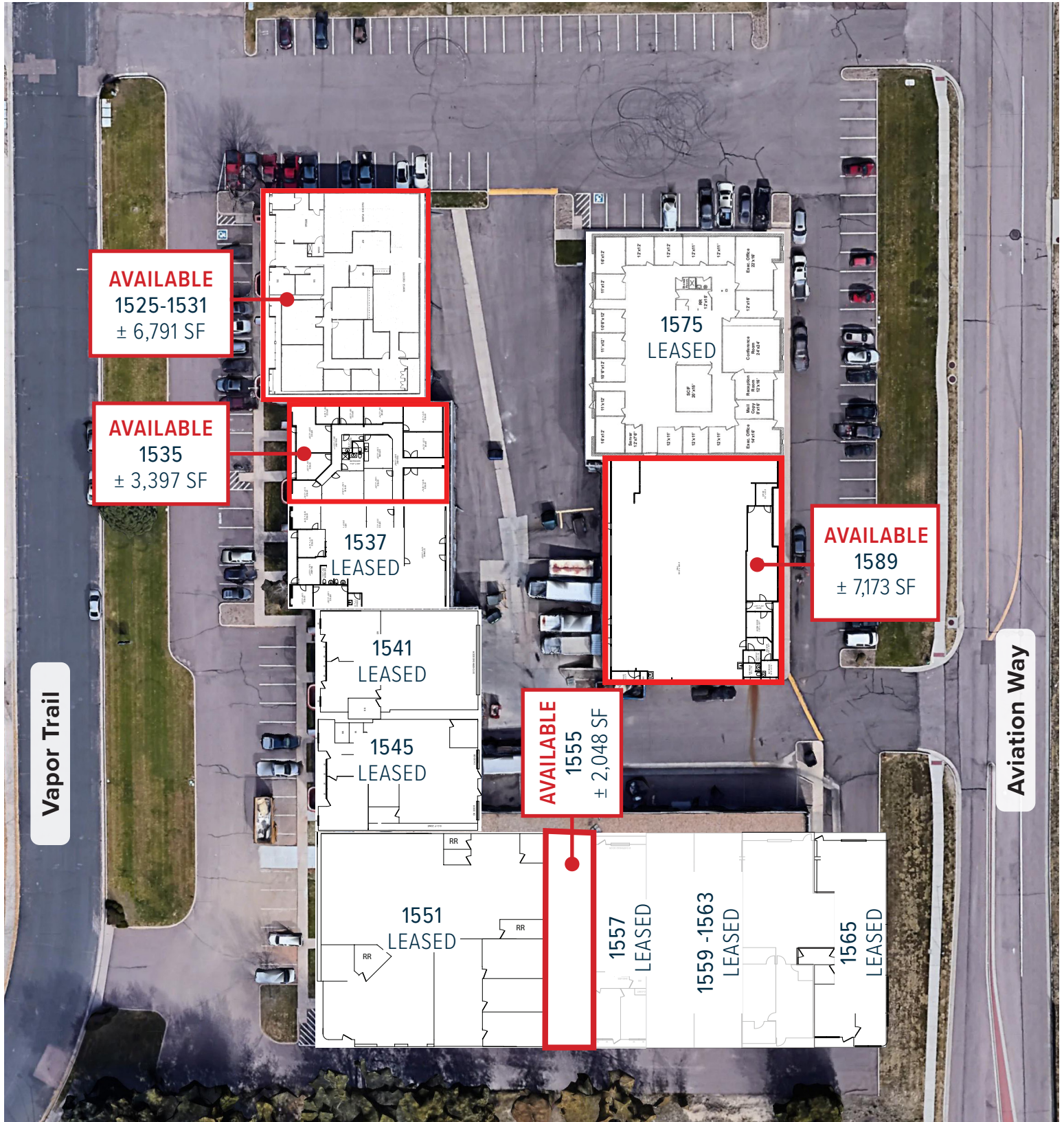
MICHAEL SCRUGGS
mscruggs@oliverreg.com
C: 719-510-5795

CHARLEY CONRAD
cfconrad@oliverreg.com
C: 719-651-7445



OLIVE
REAL ESTATE GROUP

OFFICE / WAREHOUSE FOR LEASE
1525-1589 Vapor Trail
COLORADO SPRINGS, CO 80916



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

Olive Real Estate Group. Copyright 2026. Reproductions are legally prohibited without written consent.

Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.