

CREATIVE OFFICES FOR LEASE

11 S 25th St., #210, 220, 230

COLORADO SPRINGS, CO



**PROPERTY SUMMARY**

<b>Suite 210</b>	<b>720 SF</b>	<b>\$18.00/ SF or \$1,080/MO GROSS</b>
<b>Suite 220</b>	<b>1,593 SF</b>	<b>\$19.50/SF or \$2,589/MO GROSS</b>
<b>Suite 230</b>	<b>965 SF</b>	<b>\$20.00/SF or \$1,806/MO GROSS</b>
	<b>3,278 SF</b>	<b>\$19.50/SF or \$5,326/MO GROSS</b>

**BUILDING SIZE:** 17,328 SF

**YEAR BUILT/RENOVATED:** 2003 / 2019

**ZONING:** MX-L CU

**PARKING:** Lot Behind Building

- Potential creative, co-working, or office space
- Old Colorado City; easy access from Colorado Ave & HWY 24
- Natural Light, Exposed Brick, Wood Floors

**PROPERTY SUMMARY**

**DRIVE TIME - MINUTES:**

	<b>5 MIN</b>	<b>10 MIN</b>	<b>15 MIN</b>
2023 Est. Population	19,189	89,329	247,812
2023 Est. HHs	8,694	39,789	99,552
2023 Est. Avg. HH Income	\$90,892	\$93,620	\$90,391

**RADIUS - MILES:**

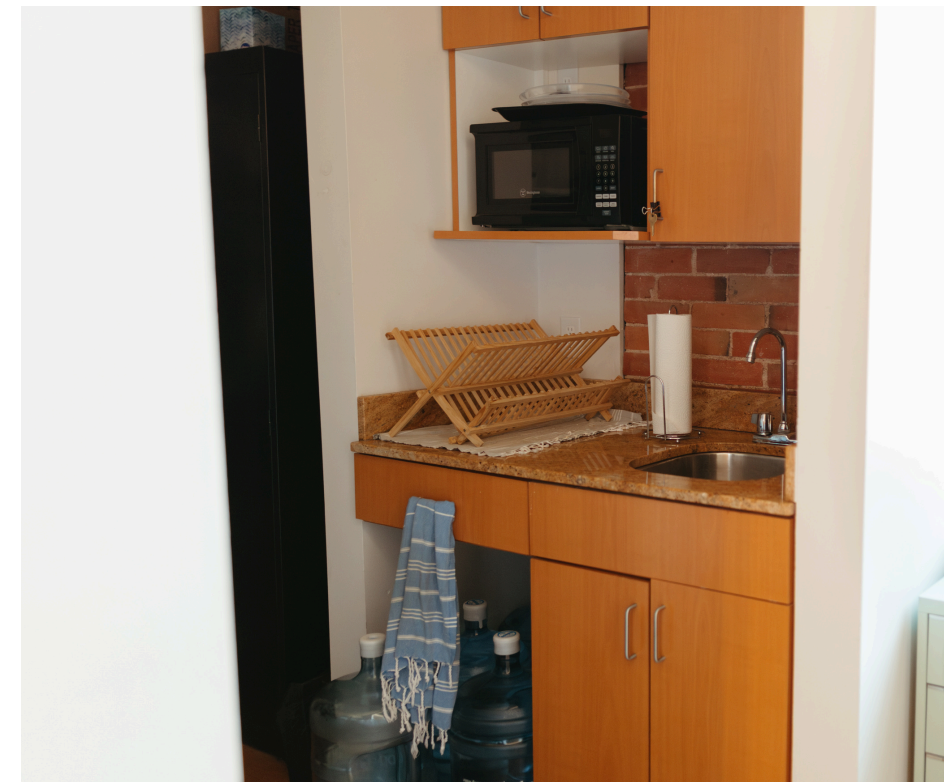
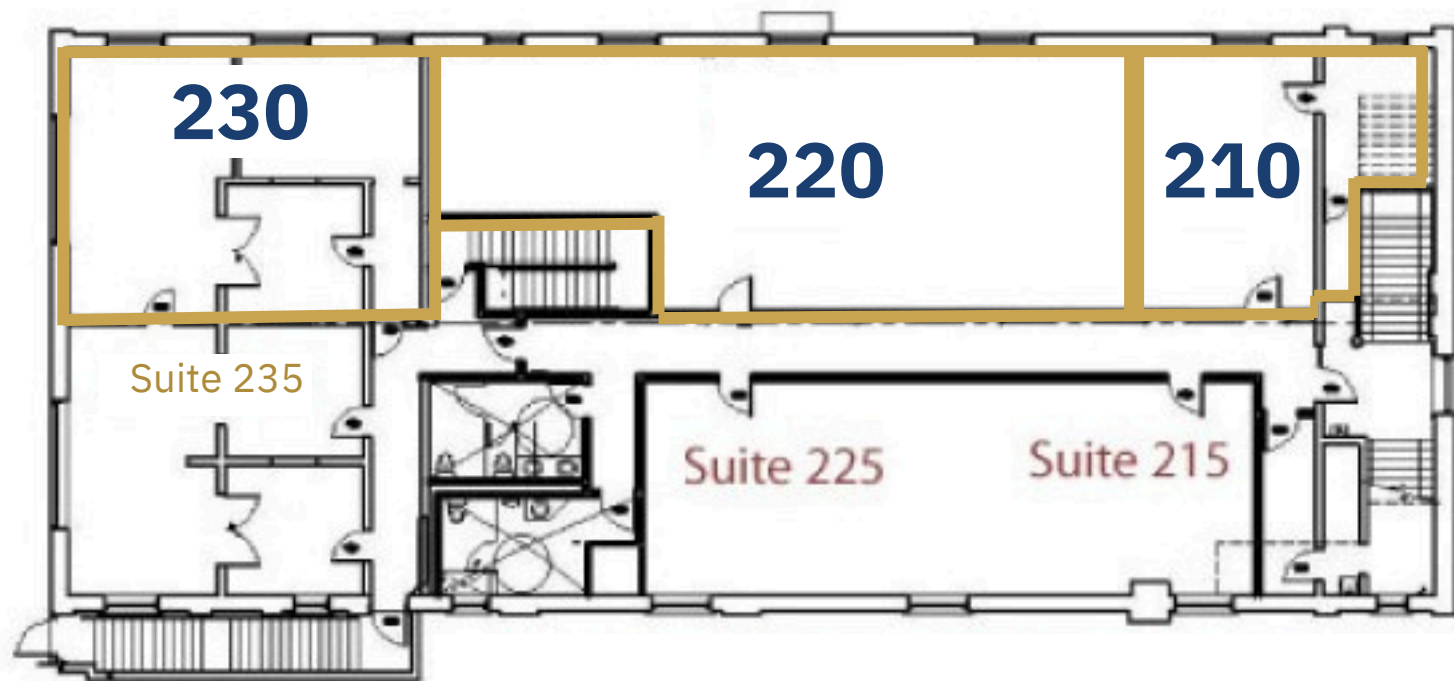
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Est. Population	10,282	60,100	141,593
2023 Est. HHs	4,883	26,626	61,536
2023 Est. Avg. HH Income	\$84,263	\$98,952	\$94,030

Source: Esri, Esri-Data Axle, U.S. Census

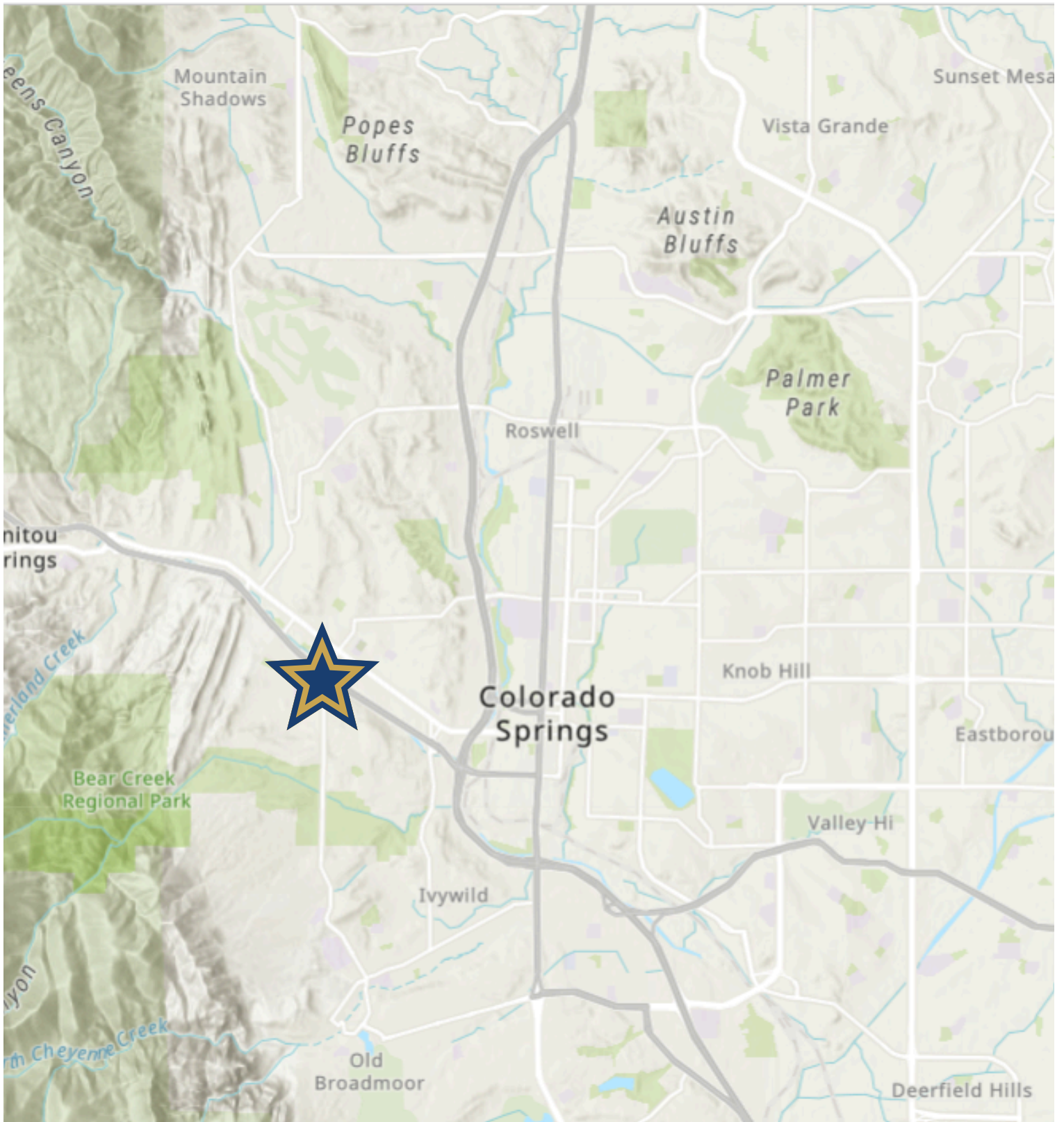


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FLOOR PLAN | 11 S. 25th St



# SURROUNDING AREA



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