

# 31 NORTH TEJON

COLORADO SPRINGS, CO



BASE RATES FROM  
**\$15.00/FT**

2025 NNN ESTIMATE  
**\$6.00/FT**

CONTIGUOUS VACANCIES  
**2,500 SF**  
to  
**8,000 SF**

## PROXIMITY

- » Direct Access to Tejon Street
- » High-visibility downtown location with ground level anchor
- » Unbeatable access to retail & shopping
- » 15 minutes from COS Airport & Peterson AFB

## AFFORDABILITY

- » Aggressive Lease rates among the best-priced downtown
- » TI Packages available
- » NNN Rates among the lowest in the region

## FLEXIBILITY

- » Available office 2,500 SF partial floor to 5,000 & 8,000 SF full floors
- » 3,500 ground-level retail unit available (From \$25 PSF NNN)



WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

**WESTON THOMAS**

719.355.9097

wthomas@westwardprop.com



**COLIN THOMAS**

512.639.1309

cthomas@westwardprop.com