

Fully Built-Out Dental/Medical Office Opportunity | Move-in Ready

FOR SALE OR LEASE: Suite 206 | ± 1,642 Sq Ft
219 W Colorado Ave, Colorado Springs, CO 80903



MILLENNIUM
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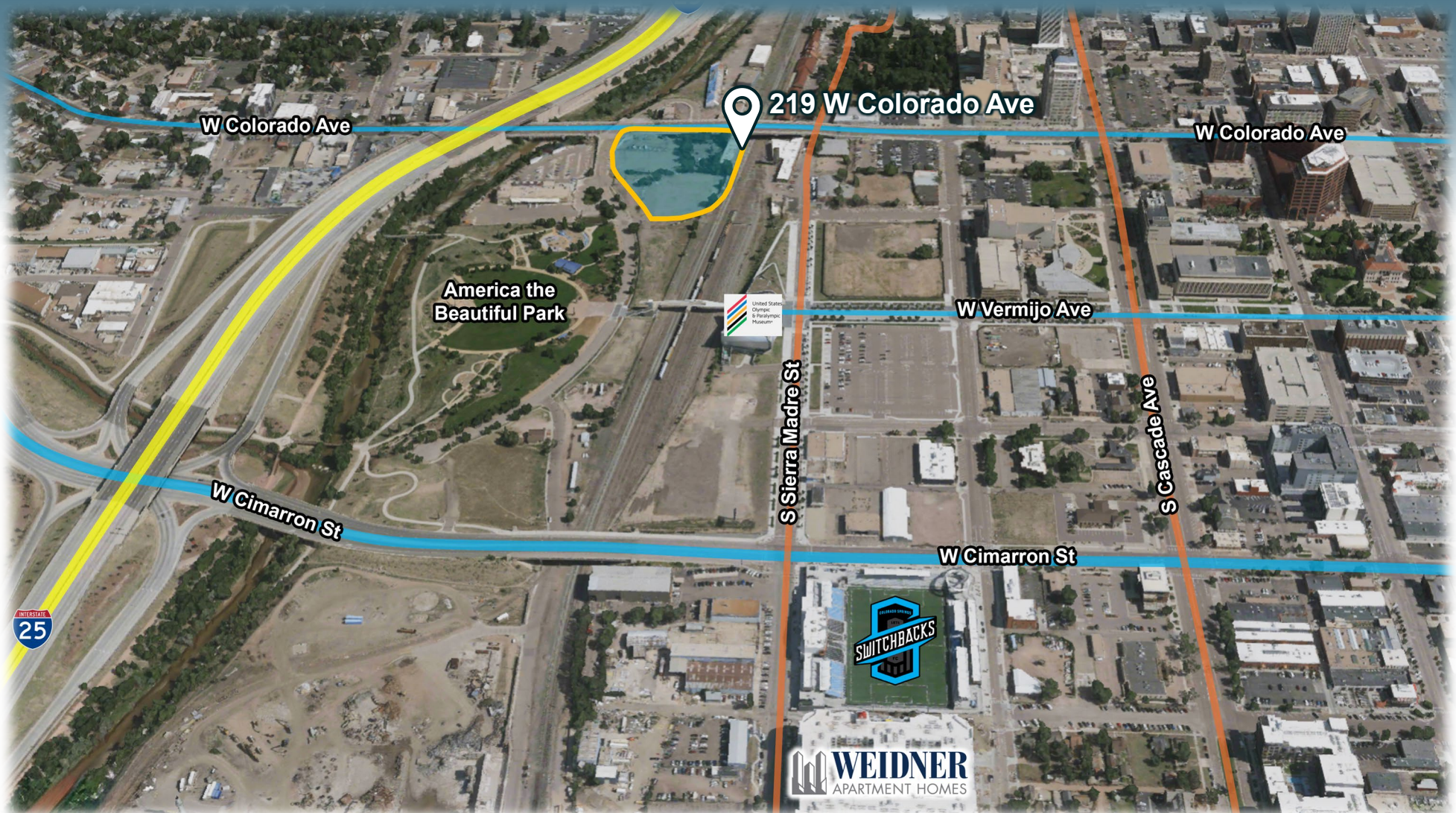
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Executive Summary


Positioned in the heart of Downtown Colorado Springs, 219 W Colorado Ave, Suite 206 presents a rare opportunity to acquire or lease a fully built-out dental/medical office with six (6) operatories in one of the city's most vibrant and high-traffic corridors. Located along Colorado Avenue, the property benefits from exceptional visibility, strong pedestrian activity, and immediate access to surrounding retail, office, and dining amenities.

This second-floor suite is thoughtfully designed for dental and medical use, offering a functional layout that supports efficient patient flow and day-to-day operations. The space is well-suited for both established practitioners seeking to expand or relocate, as well as new ownership looking for a turnkey environment to launch a practice with minimal upfront buildout costs.

With its central location, professional setting, and move-in ready condition, Suite 206 provides a compelling opportunity for both owner-users and investors seeking to capitalize on the continued growth and demand within the Colorado Springs healthcare sector.



Property Overview

 **Purchase Price**
\$749,500.00

 **Lease Rate**
Inquire with Broker

 **Available Sq Ft**
1,642 Sq Ft

 **Zoning**
FBZ-CEN CU

 **Opportunity Zone**
Yes

 **Parking**
40 Spaces

 **Property Use**
Dental/Medical

 **Operating Expenses**
\$11.97 Per Sq Ft

 **Property Taxes**
\$4,483.87 (2025)

Interior Photos



Retail Map

Drive Times

2 minutes

I-25 N

5 minutes

CENTRAL BUSINESS DISTRICT

19 minutes

COLROADO SPRINGS AIRPORT

18 minutes

POWERS BLVD

1 Hour 8 minutes

DENVER

1 Hour 11 minutes

DENVER INTERNATIONAL AIRPORT (DIA)

Demographics

1 MILE

3 MILE

5 MILE

2024 Population

10,015

93,086

217,963

2024-2029 Projected Growth

1.0%

0.9%

0.9%

2024 Households

4,705

43,110

94,633

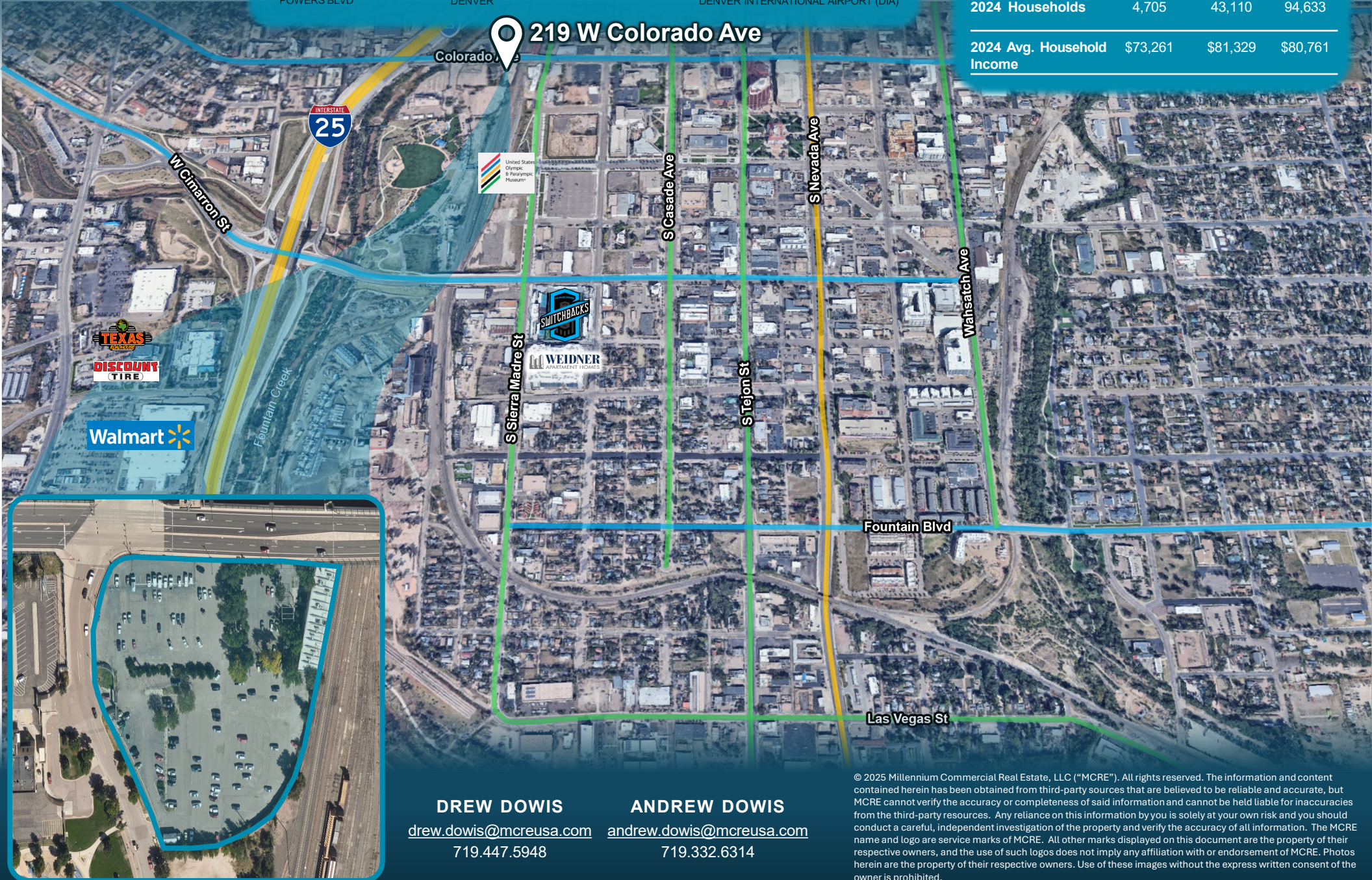
2024 Avg. Household Income

\$73,261

\$81,329

\$80,761

219 W Colorado Ave



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