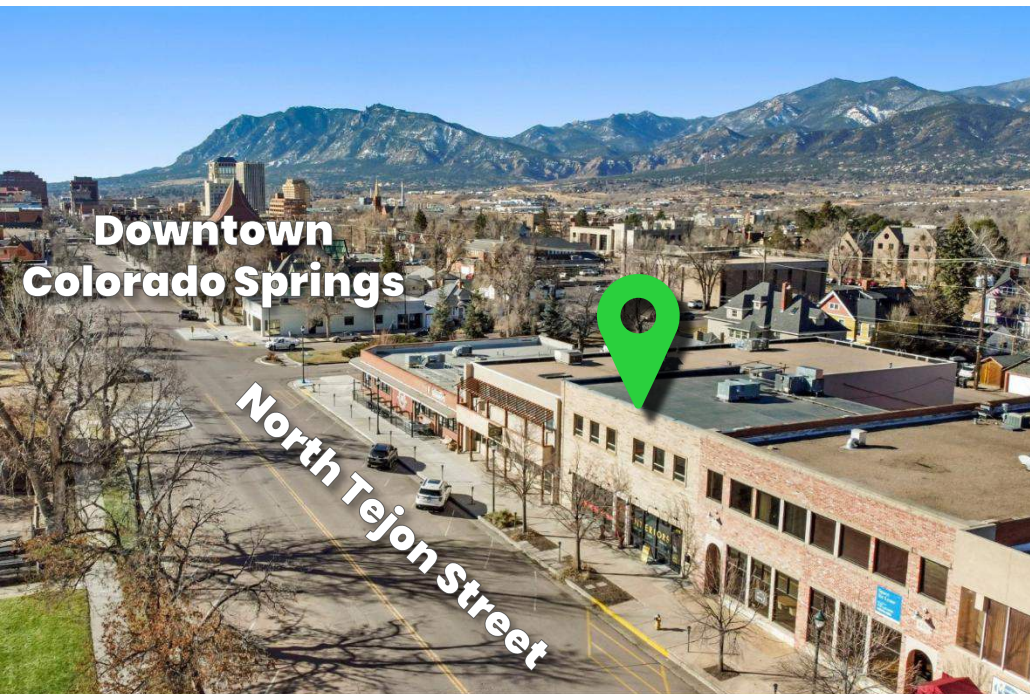


# 2,660 RSF Downtown Office / Commercial Space for Lease

614 North Tejon Street, Colorado Springs, CO 80903



- Prime location in the Greater Central Business District (CBD)
- Located one block south of Colorado College & the new Robson Arena
- Extensive interior & exterior upgrades - extensive use of glass to create maximum use of light & upgraded lighting
- Close proximity to banks, retail and restaurants
- Excellent street appeal & visibility
- On-site parking
- Prominent on-building signage
- 2<sup>nd</sup> Floor suite (±2,660 RSF) available
- Base lease rate of \$18.00 PSF, NNN plus \$7.70 PSF expenses (2024 estimate)

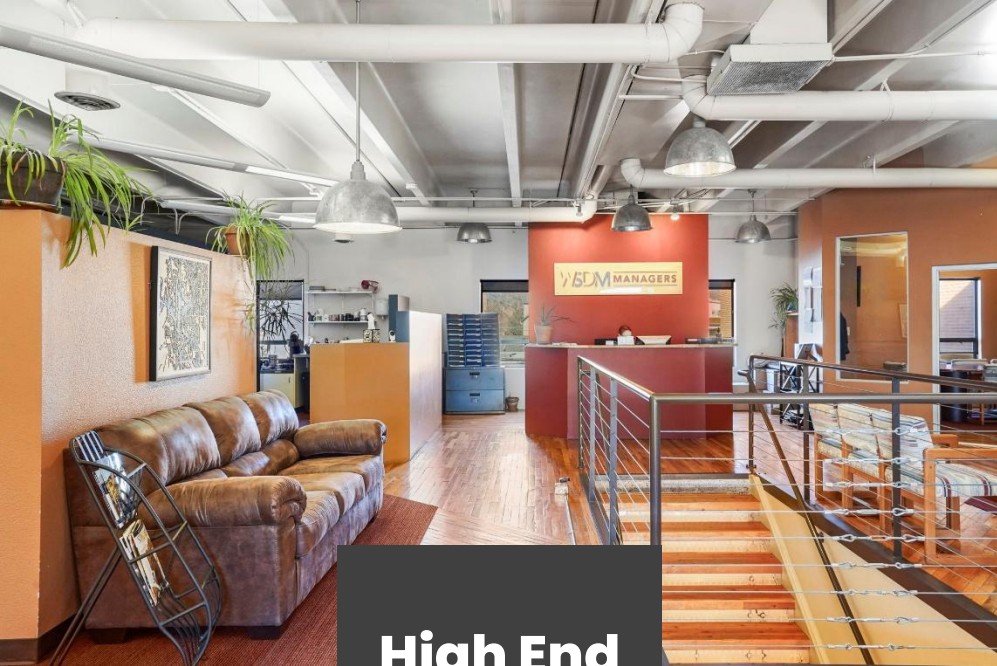
**\*DO NOT DISTURB TENANTS\***



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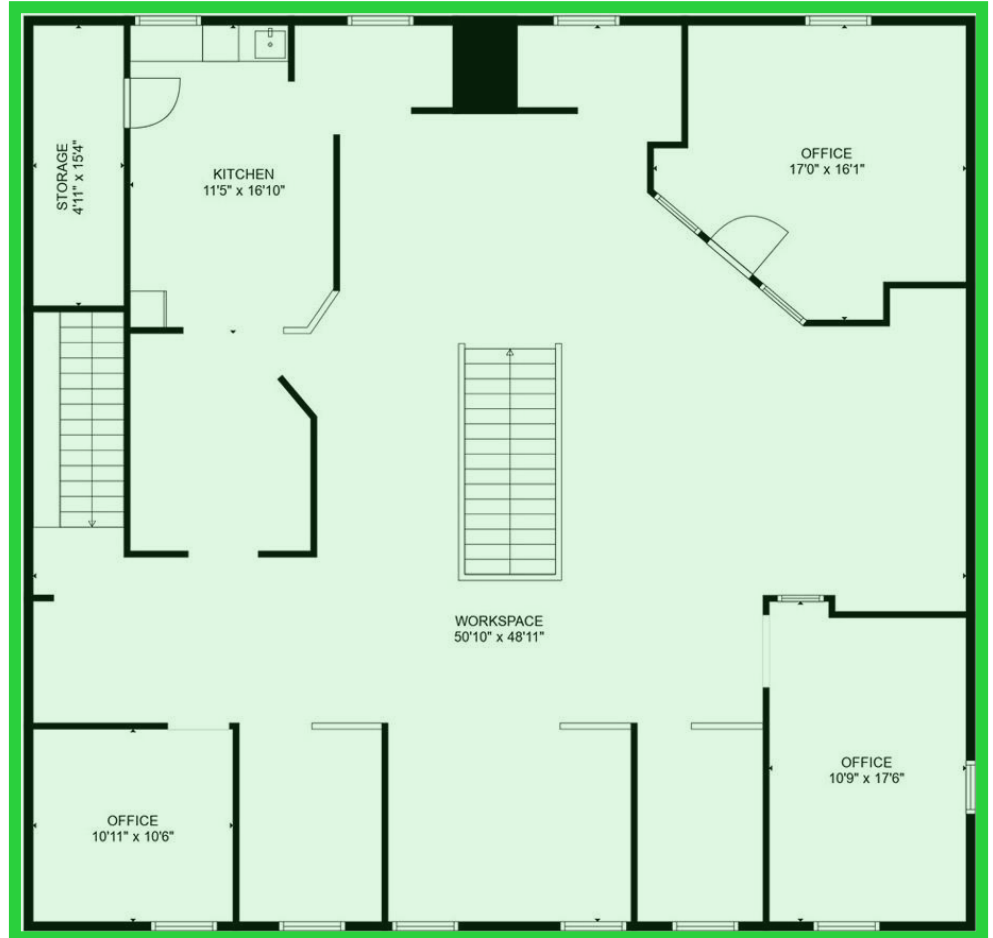
**High End  
Finishes**



## UPPER LEVEL | 2,660 RSF

Available for Lease

Base Lease Rate \$18.00 PSF, NNN



### SOCO Commercial Real Estate, LLC

17 South Wahsatch Avenue, Colorado Springs, CO 80903 [www.sococre.com](http://www.sococre.com)

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