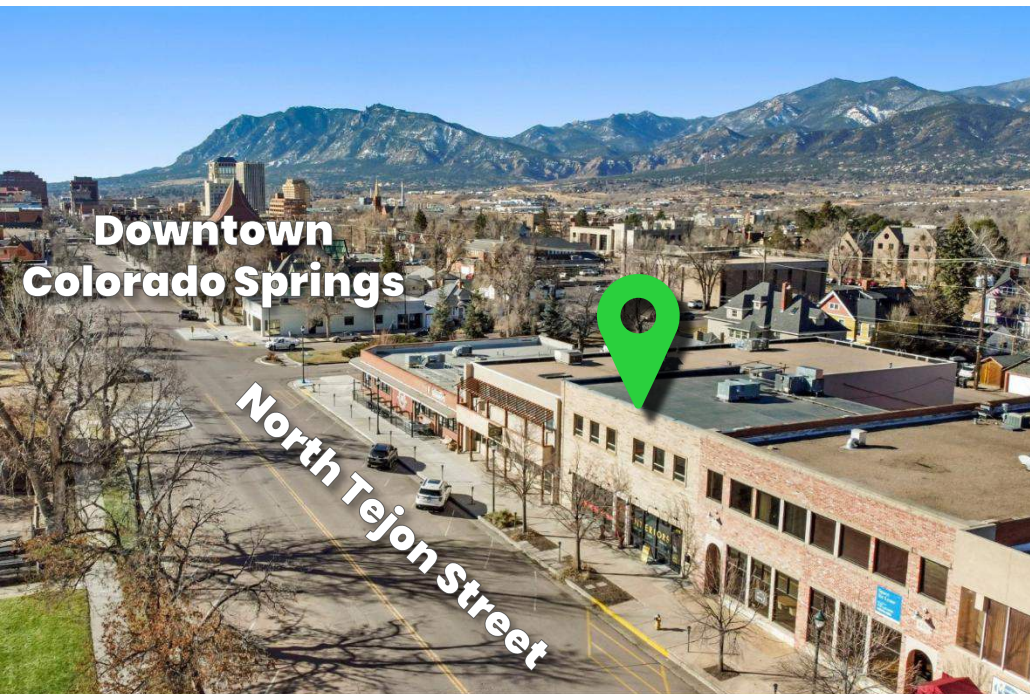


2,660 RSF Downtown Office / Commercial Space for Lease

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
- 2nd Floor suite (±2,660 RSF) available
- Base lease rate of \$18.00 PSF, NNN plus \$7.70 PSF expenses (2025 estimate)

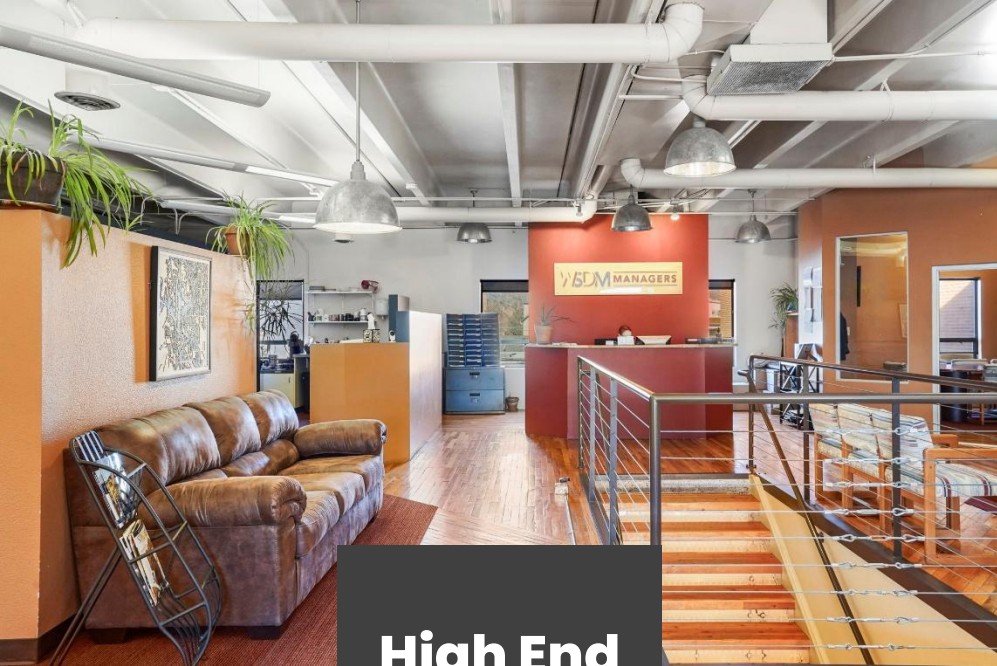
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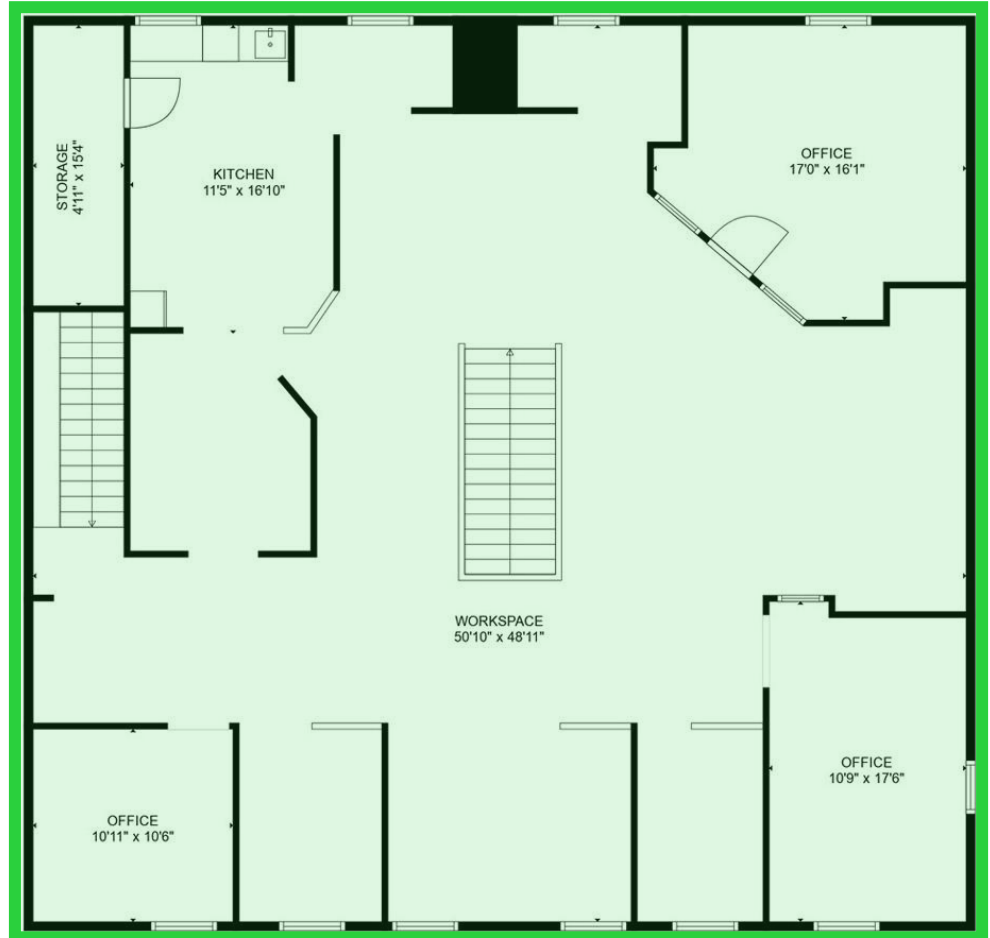
**High End
Finishes**



UPPER LEVEL | 2,660 RSF

Available for Lease

Base Lease Rate \$18.00 PSF, NNN



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