

Prime Downtown Property for Sale

612-616 N Tejon St, Colorado Springs, CO 80903



Excellent Owner/User Opportunity



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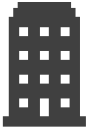
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Prime Downtown Property For Sale

Excellent Owner/User Opportunity – 612-616 N Tejon St, Colorado Springs, CO 80903



- Two-story office/commercial building
- Extensive interior and exterior upgrades
- Currently 100% leased to three (3) tenants

• 2,500 SF coming available September 2025



- Excellent street appeal and visibility
- High quality tenant finish

TOTAL GBA 5,000 SF

YEAR BUILT 1979

LAND AREA 0.22 AC (approx. 9,500 SF) on two parcels

ZONING FBZ-T2A (Form Based Zoning - Transition Sector 2)

PARKING Ten on-site spaces plus street parking

SALE PRICE ~~\$1,600,000~~ Now offered at \$1,350,000

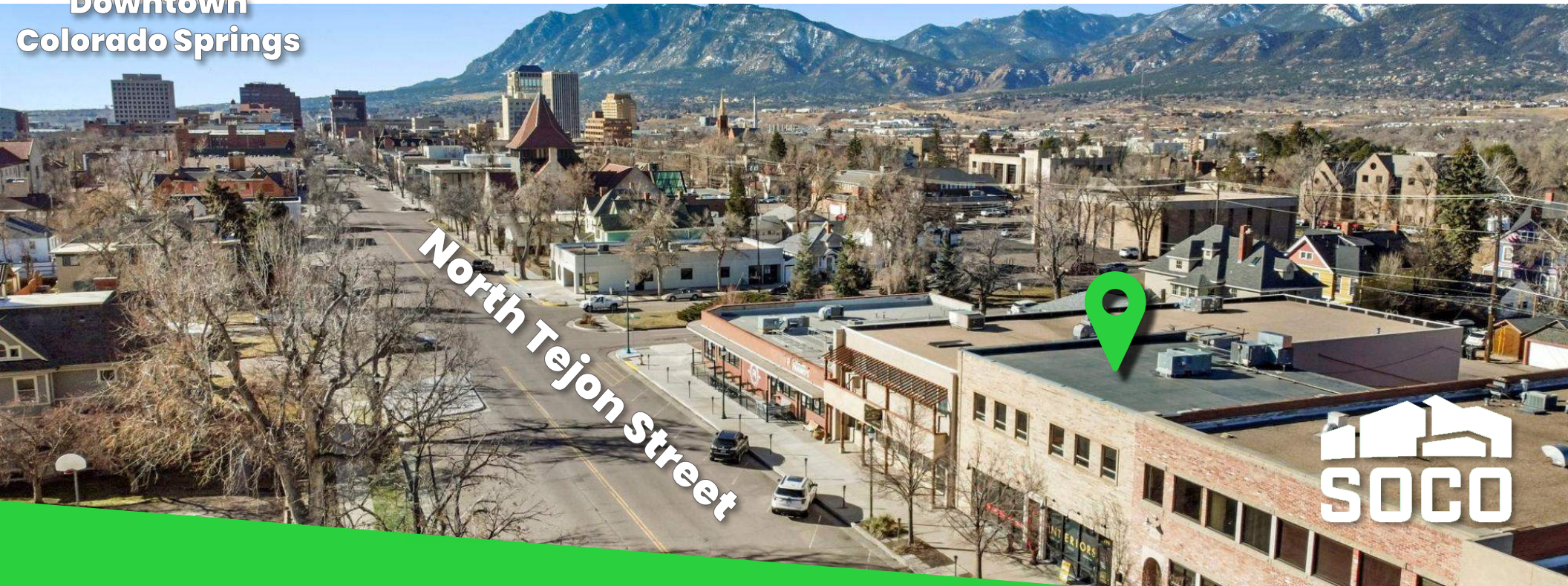
LEASE RATE \$18.00 PSF, NNN



- Prime location in the Greater CBD
- Located one block south of Colorado College and the new Robson Arena
- Walking distance to banks, retail and restaurants

DO NOT DISTURB TENANTS

**Downtown
Colorado Springs**



North Tejon Street

SOCO



**High End
Finishes**



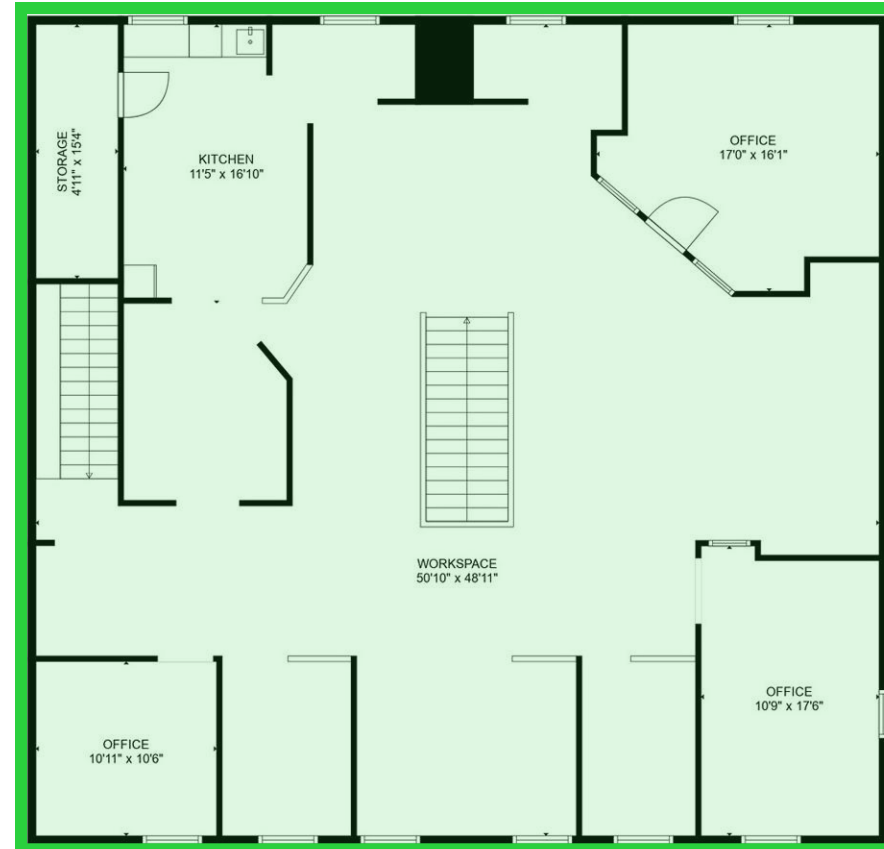
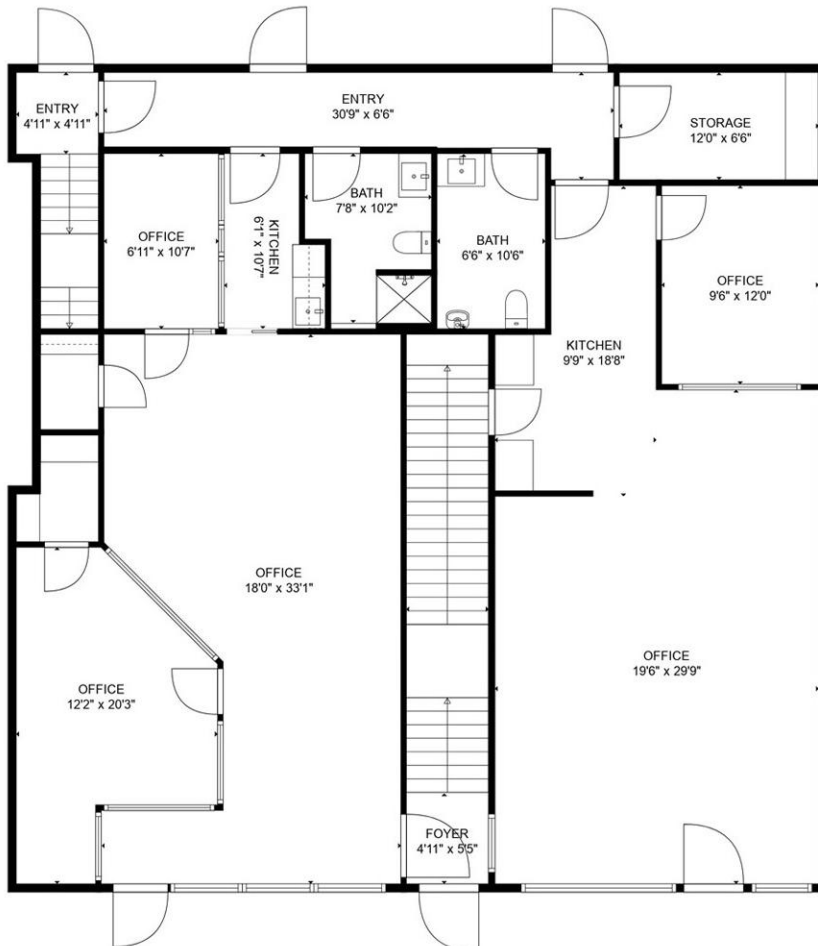
SOCO Commercial Real Estate, LLC
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To view more property photos & a location map, please visit our property website:
<https://soco.aryeo.com/sites/612-n-tejon-st-colorado-springs-co-80903-8179192/branded>



First Floor

Second Floor



2,500 SF
Coming
Available
Sept, 2025

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