



# OFFICE SPACE FOR LEASE

\$18.00 PSF, MODIFIED GROSS

**6208 LEHMAN DRIVE**  
COLORADO SPRINGS, CO 80918

- Conveniently located on the north side of Colorado Springs near North Academy Boulevard & Lehman Drive
- Grade level & ramp access to first & second floors
- Ample on-site parking
- Class A tenant finish
- 2,279 - 7,320 contiguous RSF available
- \$18.00 PSF, Modified Gross (exclusive of janitorial)



**RUSSELL STROUD, CCIM** | Principal  
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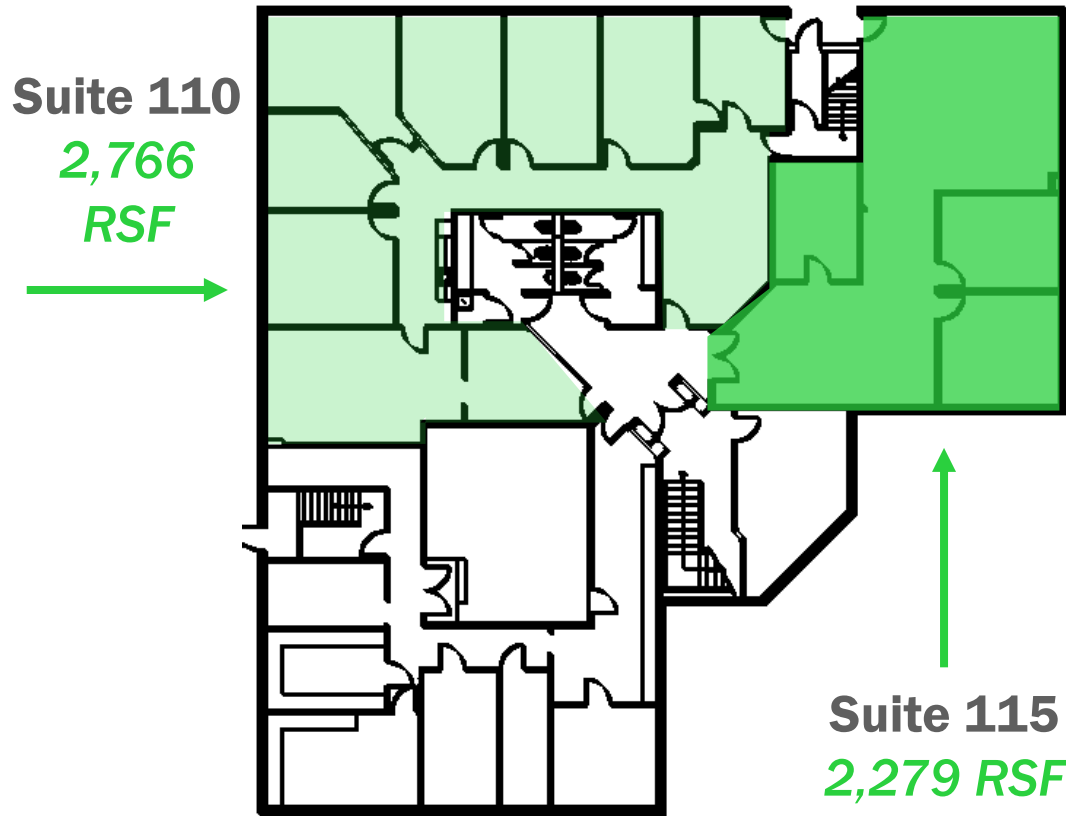


**CLASS A TENANT FINISH**

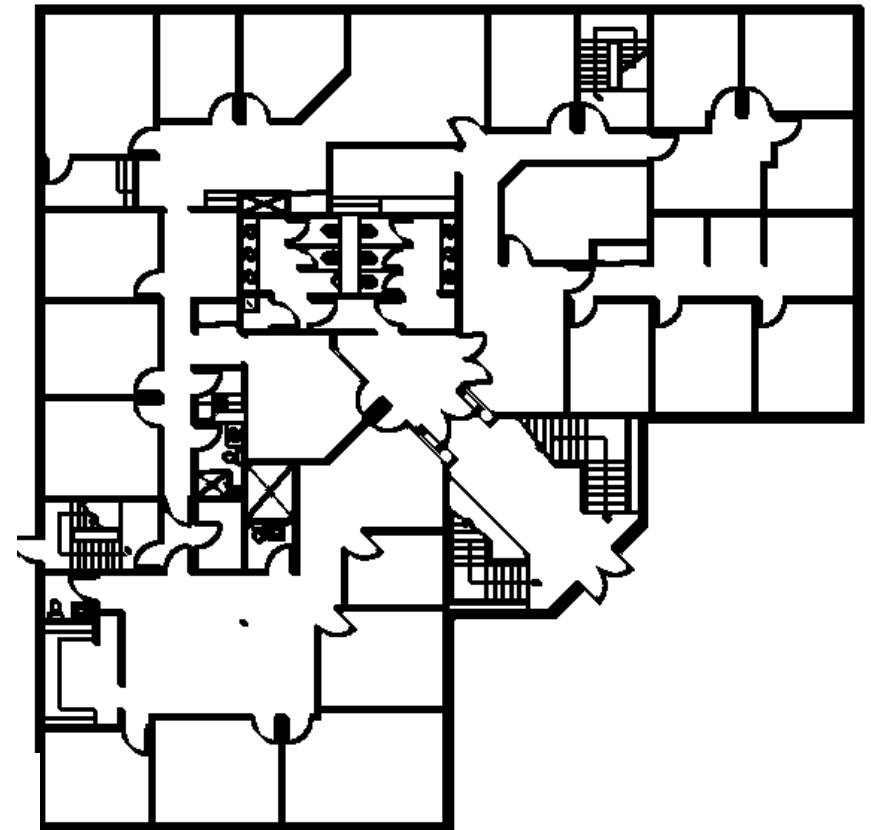


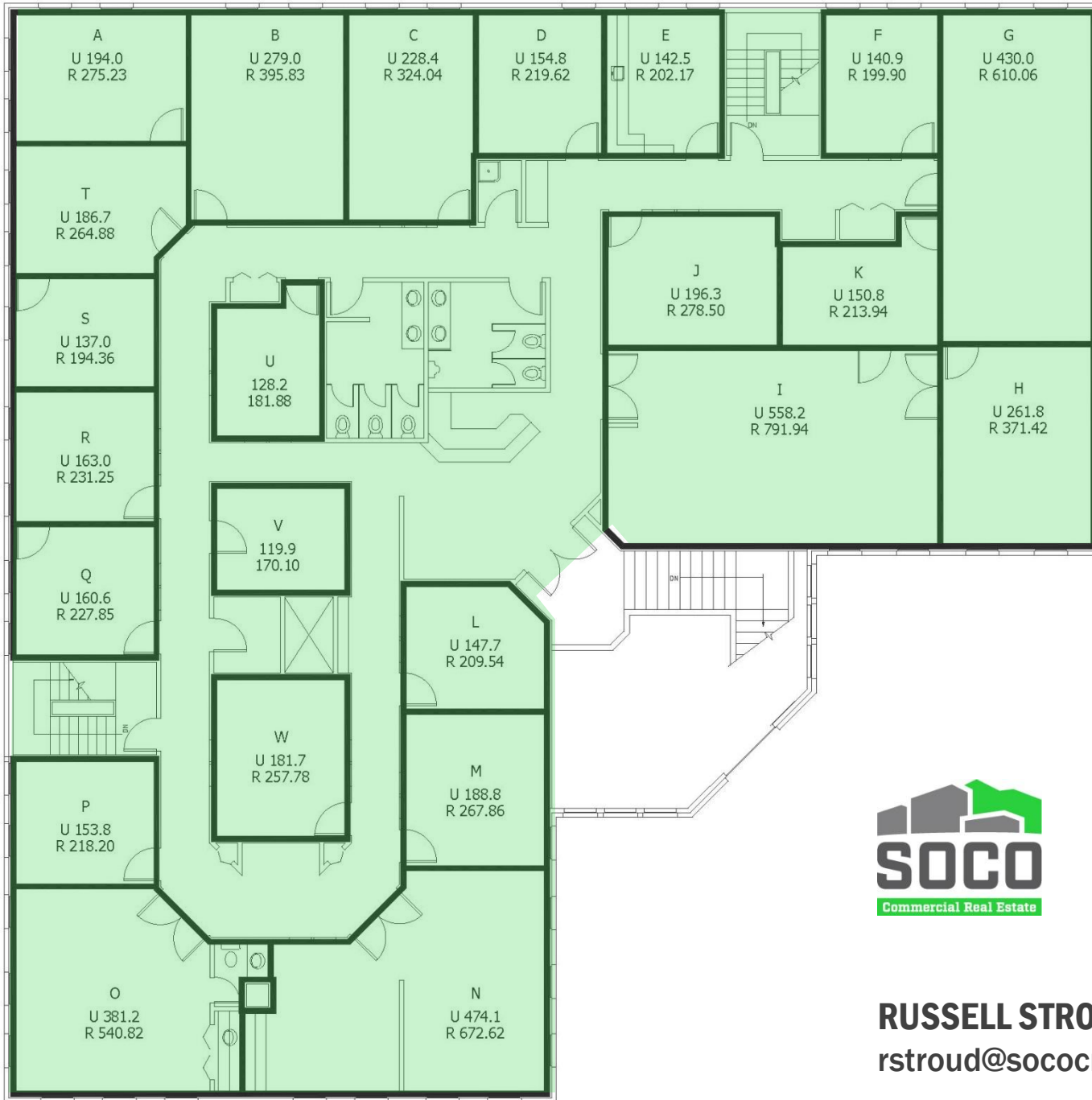


### FIRST FLOOR



### SECOND FLOOR





## THIRD FLOOR

← **Suite 300**  
**7,320 RSF**



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