



Small, Affordable Downtown Office Suites For Lease

- 202–1,296 Square Feet
- \$470–\$1,750 Per Month

Address:

10 Boulder Crescent Street
Colorado Springs, CO 80903

Historic Charm & Modern Convenience
Steps From Platte & Cascade

- **Prime downtown location** at Boulder Crescent & North Cascade Avenue, near I-25, Acacia Park, and city amenities
- **Beautiful historic building** with original woodwork and professional tenant mix
- **Convenient off-street parking** available
- **Walking distance** to restaurants, coffee, hotels, and transit
- **Ideal for** attorneys, therapists, creatives, solos, and small teams



Ready to lease a convenient, affordable downtown office? Contact us to schedule a showing!



SOCO Commercial Real Estate, LLC

17 South Wahsatch Avenue, Colorado Springs, CO 80903 www.sococre.com

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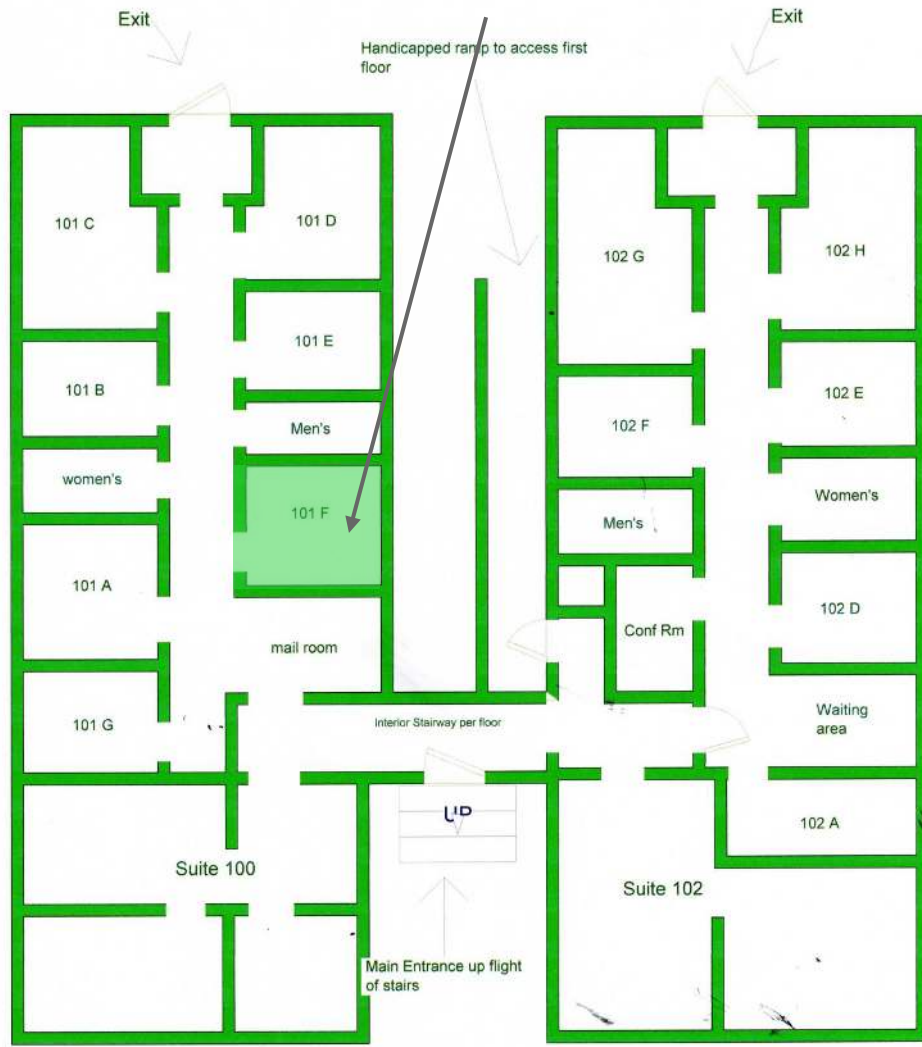
First & Second Floor Site Plans

First Floor

Suite 101F (202 SF)

Available

\$470 per month

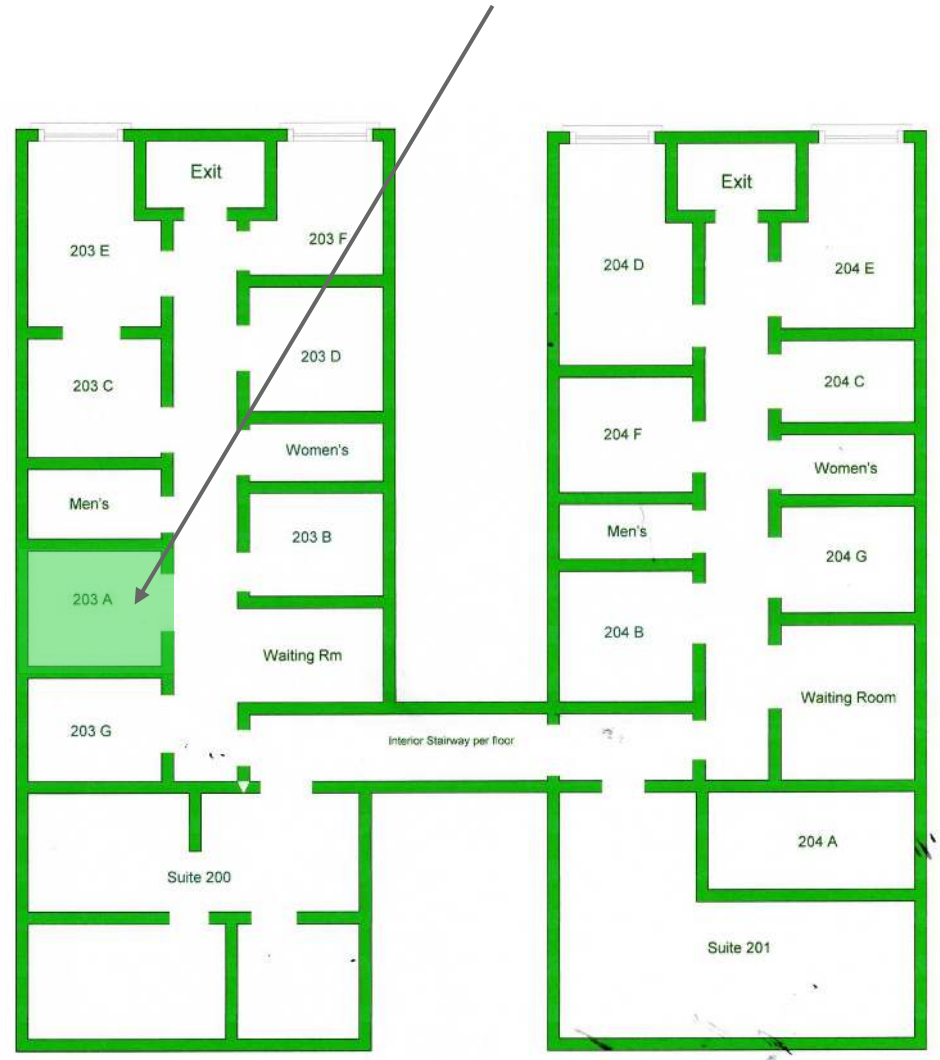


Second Floor

Suite 203A (305 SF)

Available

\$575 per month

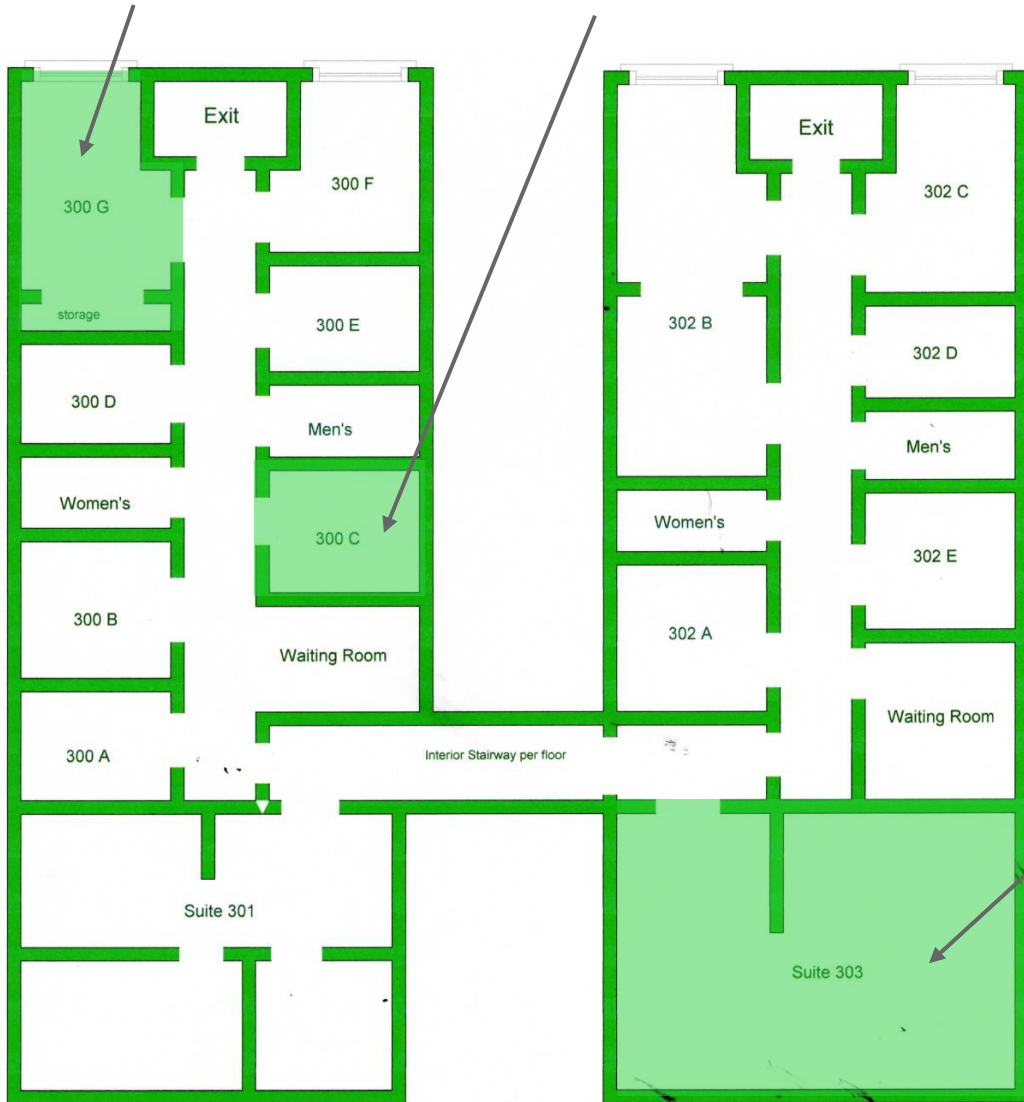


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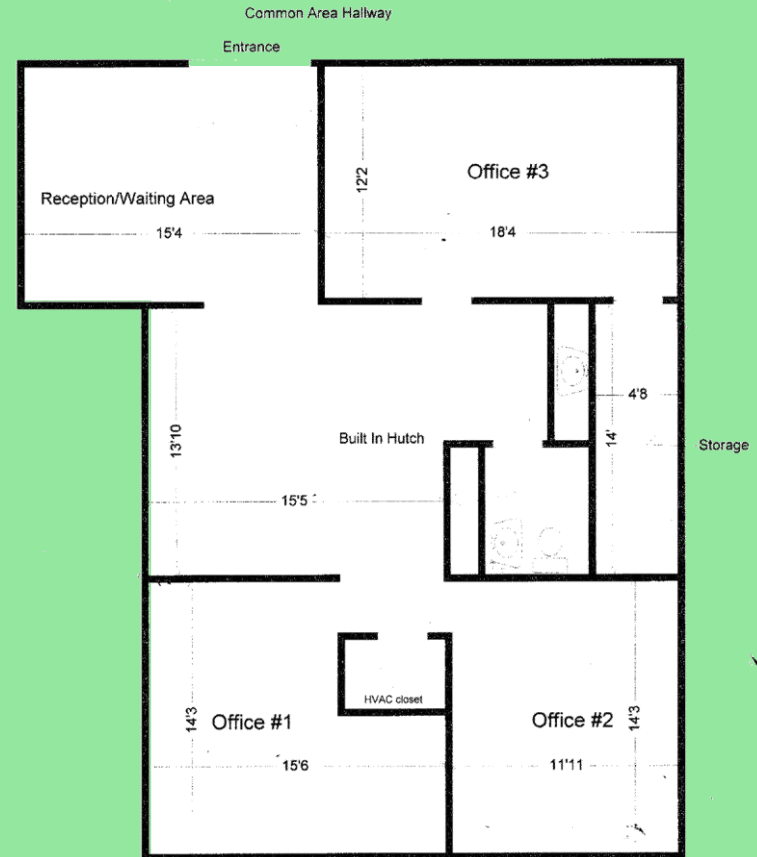
Third Floor Site Plan

Suite 300G (335 SF)
 Sublease Available
 thru 4/30/26
 \$625 per month

Suite 300C (202 SF)
 Sublease + furniture
 available thru 4/30/26
 \$450 per month



Suite 303 (1,296 SF)
 3 offices with waiting room available
 \$1,750 per month



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Highly desirable downtown location
close to major city amenities,
public transportation & major roadways

