

# Prime Downtown Property for Sale or Lease

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



**Excellent Owner/User Opportunity**



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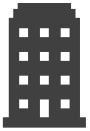
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PROPERTY WEBSITE**



# Prime Downtown Property **For Sale or Lease**

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



- Two-story office/commercial building
- Extensive interior and exterior upgrades
- Two (2) tenants in place

• **2,660 RSF available**



- 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** \$1,350,000

**LEASE RATE** \$18.00 PSF, NNN

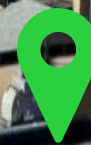


- Prime location in the Greater CBD
- Located one block south of Colorado College and the new Robson Arena
- Walking distance to banks, retail and restaurants

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

**Downtown  
Colorado Springs**

**North Tejon Street**



**SOCO**



**High End  
Finishes**



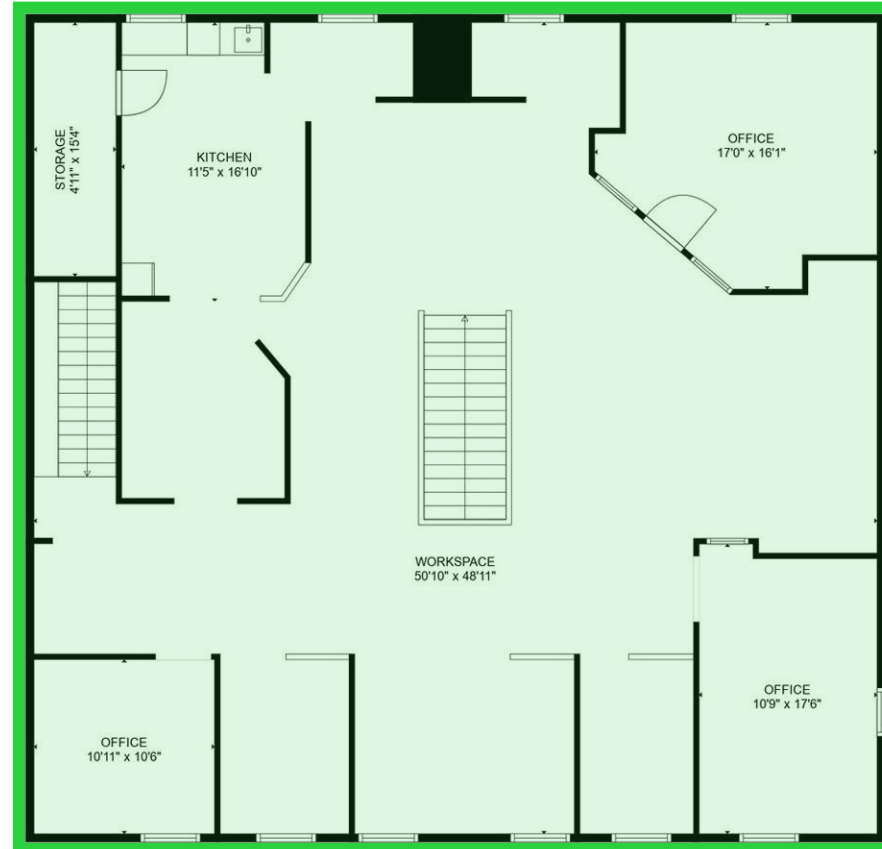
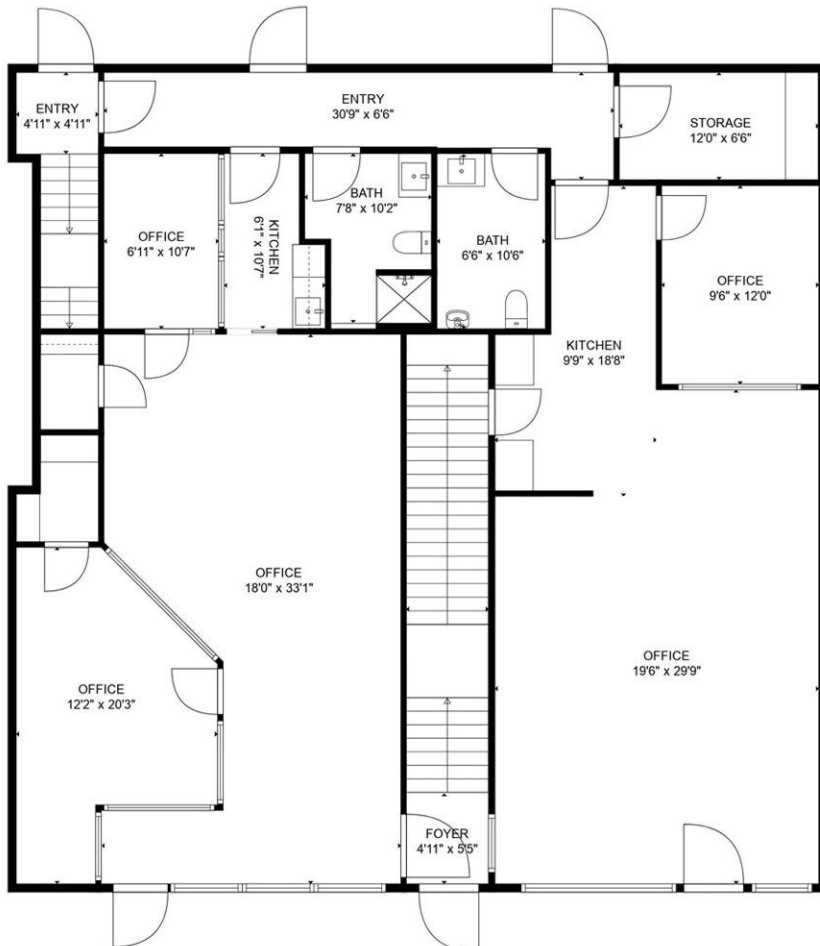
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To view more property photos & a location map, please visit our property website:  
<https://soco.aryeo.com/sites/612-n-tejon-st-colorado-springs-co-80903-8179192/branded>



**First Floor**

**Second Floor**



**2,660 RSF  
Available  
for Lease**

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