

# FOR LEASE

200 W 1st Street, Pueblo CO 81003



## CLASS A OFFICE BUILDING • PRIME CBD LOCATION



### BUILDING HIGHLIGHTS

- Class A Office Building
- 3 Story office/retail space with flexible floor plans
- Brick Facade • Handicap Accessible
- Visible from I-25

### LOCATION

- Direct access to I-25
- Located in CBD
- Within walking distance of River Walk

### BUILDING INFORMATION

- Building Size: 31,350 SF
- Space Available:
  - Suite 302: 1,705 RSF
  - Suite 304: 1,993 RSF
  - Suite 306: 491 RSF
- Suites 304 & 306 can be combined for a total of 2,484 RSF
- Zoning: B-4 Regional Business District
- Lease Rate: \$12.50 to \$14.00 PSF Gross (Excludes janitorial)

### DALE STAMP

President  
719.228.3601  
dstamp@quantumcommercial.com

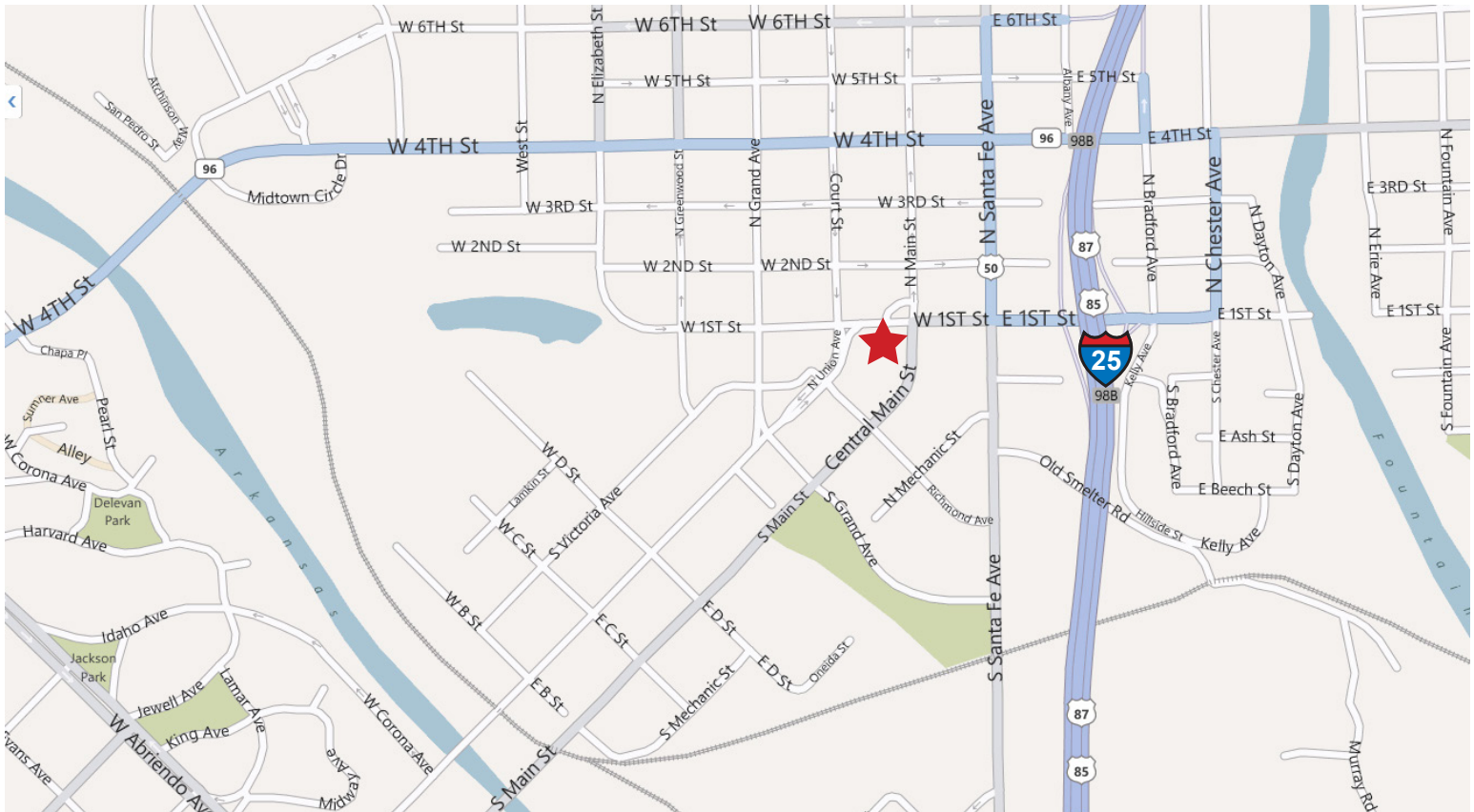
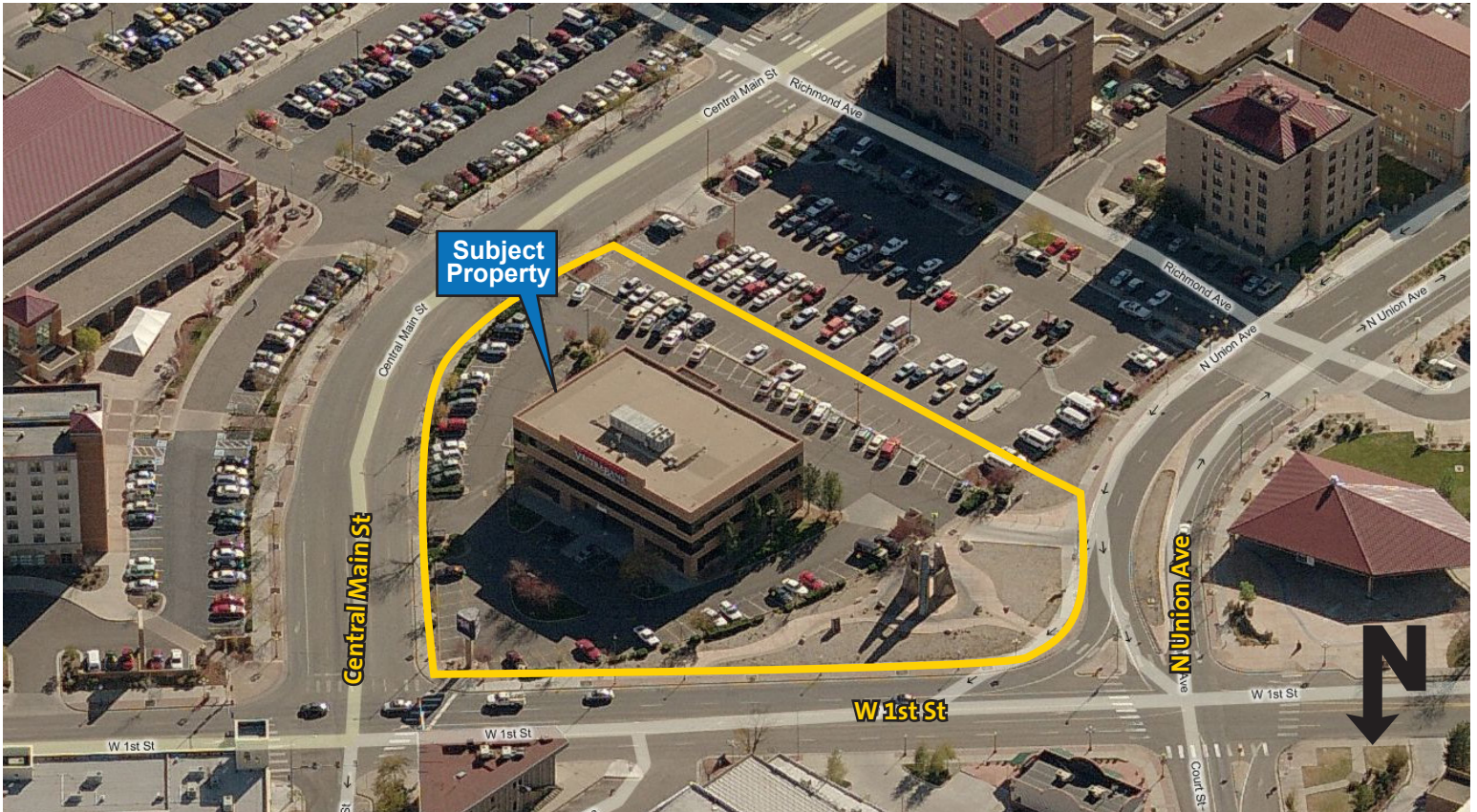
### TAYLOR STAMP

Broker Associate  
719.228.3623  
tstamp@quantumcommercial.com

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

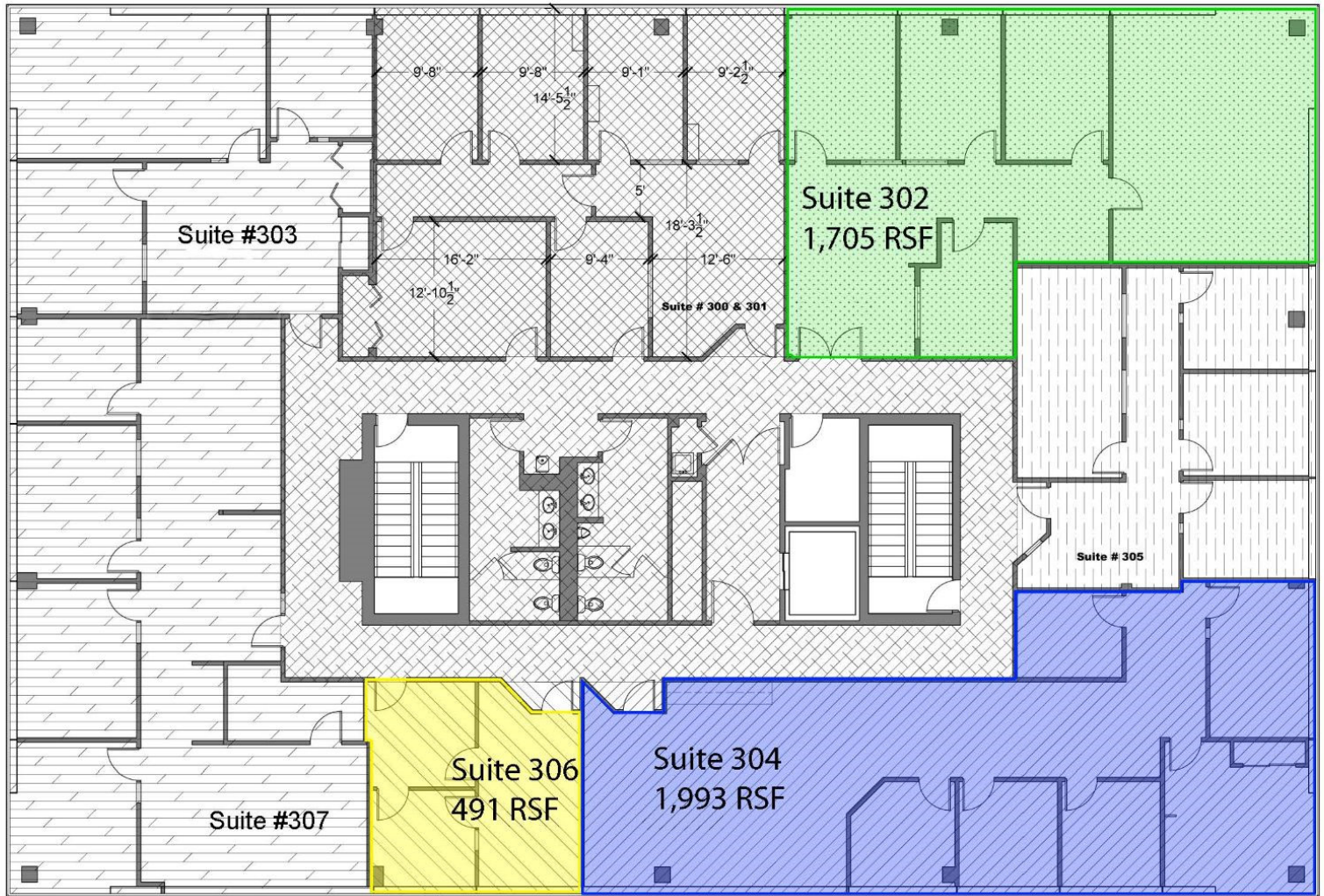
# FOR LEASE

200 W 1st Street, Pueblo CO 81003



# FOR LEASE

200 W 1st Street, Pueblo CO 81003



**3rd Floor Plan**

3/8" = 1'-0"