

FOR LEASE - CONOVER BUILDING

24 South Weber Street, Colorado Springs, CO 80903



PROPERTY INFORMATION

Location: The Conover Building is a landmark downtown building located at the corner of S Weber St. and E Colorado Ave

Available Space: **1st Floor:** Suite 135, Approx. 2,452 RSF
Reception
Four Offices
Conference Room
Open Work Area

Lease Rate: \$16.00 RSF, NNN

Expenses: \$10.21 psf (2020 estimate)

Parking: One unreserved, on-site space per 750 RSF
Plus visitor parking

BUILDING FEATURES AND AMENITIES

- Class A tenant finish
- Prominent CBD location
- On-site parking
- Local, well capitalized landlord
- Walking Distance to the Judicial Center, Banks and Restaurants
- Prominent First Floor Space
- Close to the Main Entrance

MARY FRANCES COWAN, CCIM
Senior Broker, Office & Investment
719.228.3606
mcowan@quantumcommercial.com

RUSSELL STROUD, CCIM
Senior Broker, Office & Investment
719.228.3619
rstroud@quantumcommercial.com

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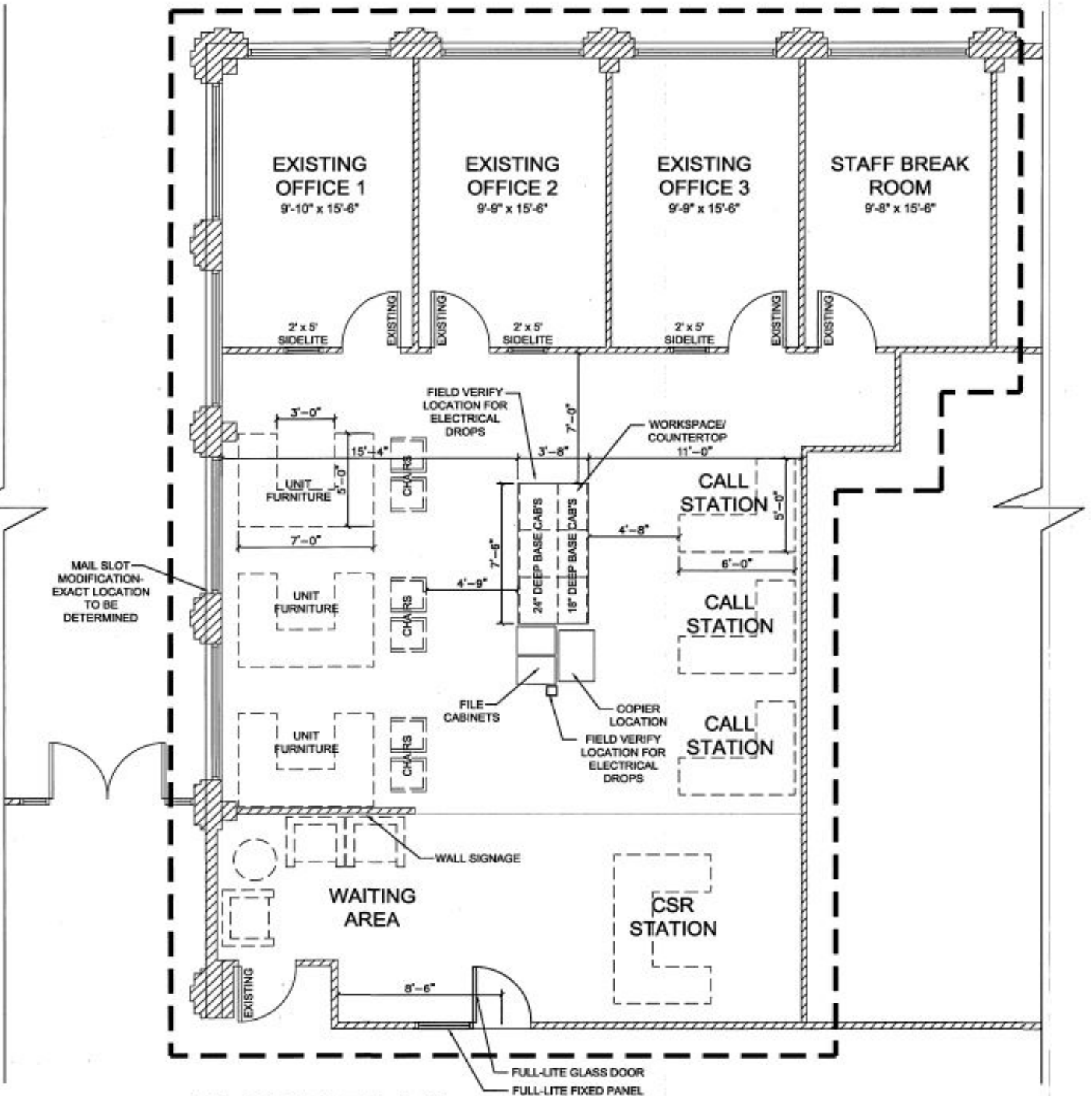


Unique opportunity to lease space in the landmark Conover Building. High profile tenants include Waypoint Bank, Edward Jones Investments, and several law firms.




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FLOOR PLAN

SCALE: 1/4" = 1'-0"

 = EXISTING WALLS