



FOR LEASE

2504 E. Pikes Peak Ave

Colorado Springs, CO 80903

Year Built:
1985

Building:
22,165 SF

Availabilities:
2,149 SF
2,317 SF

Parking:
1:1,000
(covered, unassigned)
3:1,000 (available)

Signage:
Negotiable

Lease Rate:
\$14.00/SF NNN

Tenant Finish:
Negotiable

Operating Expenses:
approx. \$7.50/SF

Term:
3-10 Years



- 2 spaces available on 3rd floor corners with great views
- One previous dental buildout perfect for a dentist or medical professional; other space is open.
- Landlord will build out both spaces for office space if needed

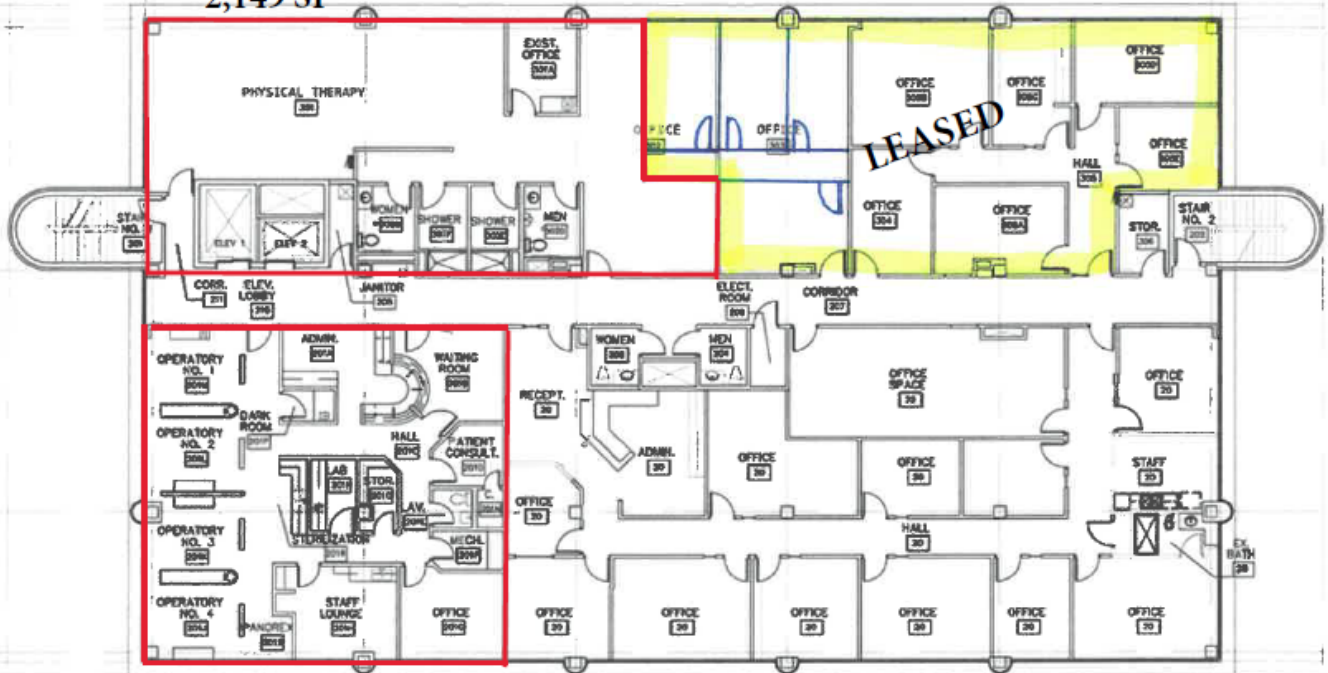
TED LINK

Cascade Commercial Group
625 North Cascade Avenue #120
Colorado Springs, CO 80903
Cell: 719-337-0066
Office: 719-442-6500
Ted@CascadeCommercial.net
www.cascadecommercial.net

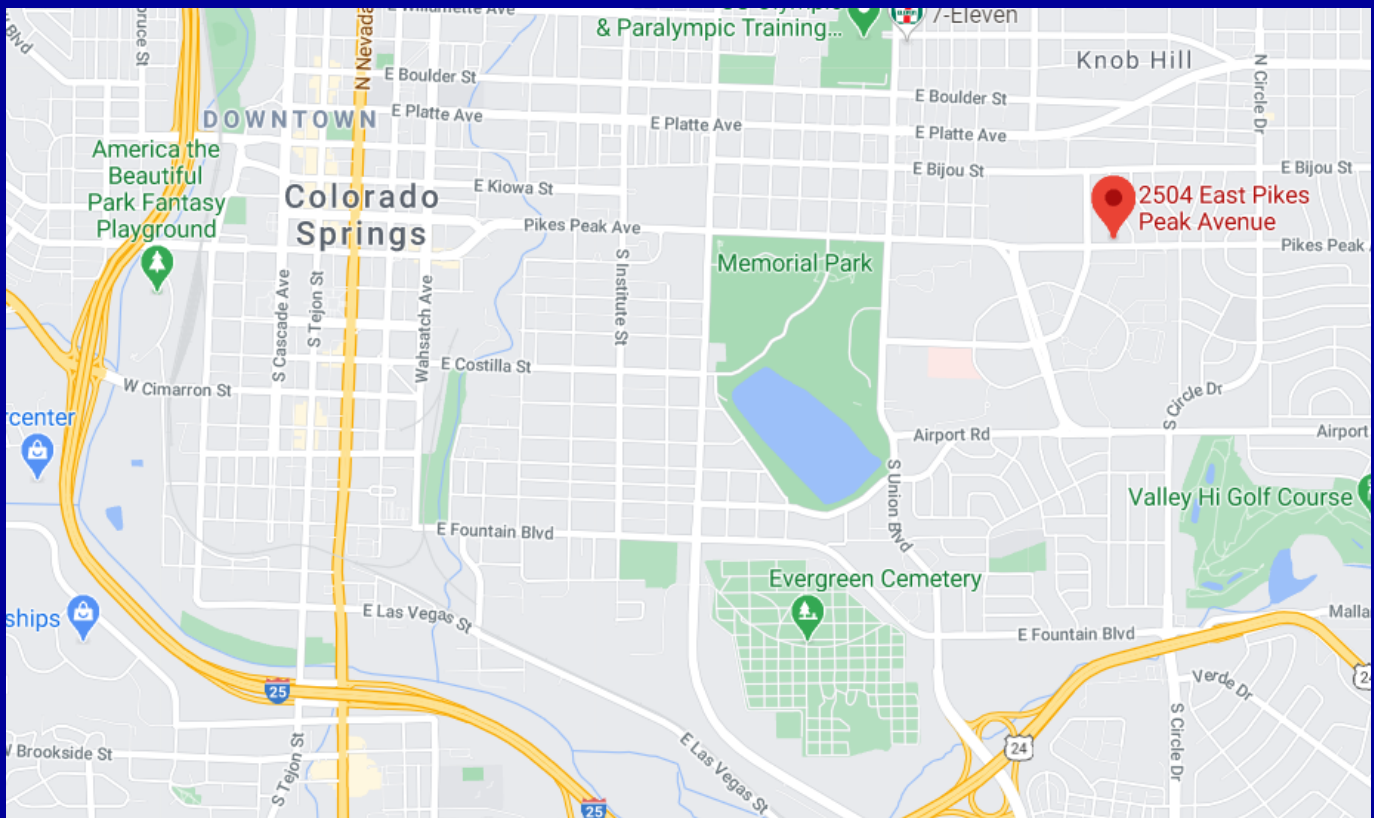


FLOORPLAN

**AVAILABLE:
2,149 SF**



**AVAILABLE:
2,317 SF**



TED LINK

Cascade Commercial Group

Cell: 719-337-0066

Office: 719-442-6500

625 North Cascade Avenue
Suite 120
Colorado Springs, CO 80903

Ted@CascadeCommercial.net
www.cascadecommercial.net

