

THE KIOWA BUILDING

130 E Kiowa St, Colorado Springs, CO 80903



OVERVIEW

Downtown Colorado Springs is a key employment center for the Pikes Peak region with 20 times the number of businesses and more than 10 times the number of jobs per square mile than anywhere else citywide. As a result, the downtown Central Business District has become an essential location for entrepreneurs, start-ups, free agents and visionaries at places such as Epicentral Coworking, Catalyst Campus and the Machine Shop. Lured by a walkable environment, unique shops, trail connectivity, state designation as a creative district, and the largest concentration of locally owned restaurants in the region, developers and investors are rediscovering the value of Colorado Springs' city center. The Historic Kiowa Building is in the heart of it all. Situated across from City Hall on the northwest corner of E Kiowa St and N Nevada Ave, this historic building is surrounded by all of the downtown amenities. Available office spaces offer a variety of sizes and arrangements. All are uniquely charming, clean, quiet and well maintained. Plenty of parking is conveniently located near the building.

FOR LEASE

Space:	Lease Rate:	Lease Type:	Size (RSF):
300	\$1,400 /Month	Gross	1,228 SF
504	\$375 /Month	Gross	195 SF
506	\$625 /Month	Gross	470 SF
512	\$400 /Month	Gross	280 SF

HIGHLIGHTS

- Multiple office combinations and layout options
- One room to entire floor available for lease
- Vaulted ceilings, fireplaces, and balconies adorn various suites
- Convenient proximity to city garage parking
- Metered street parking directly in front of building



Available RSF:

195 - 2,173 SF



Lot Size:

0.25 Acres



Building Size:

27,815 SF



Zoning:

FBZ-CEN

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Steve Leigh

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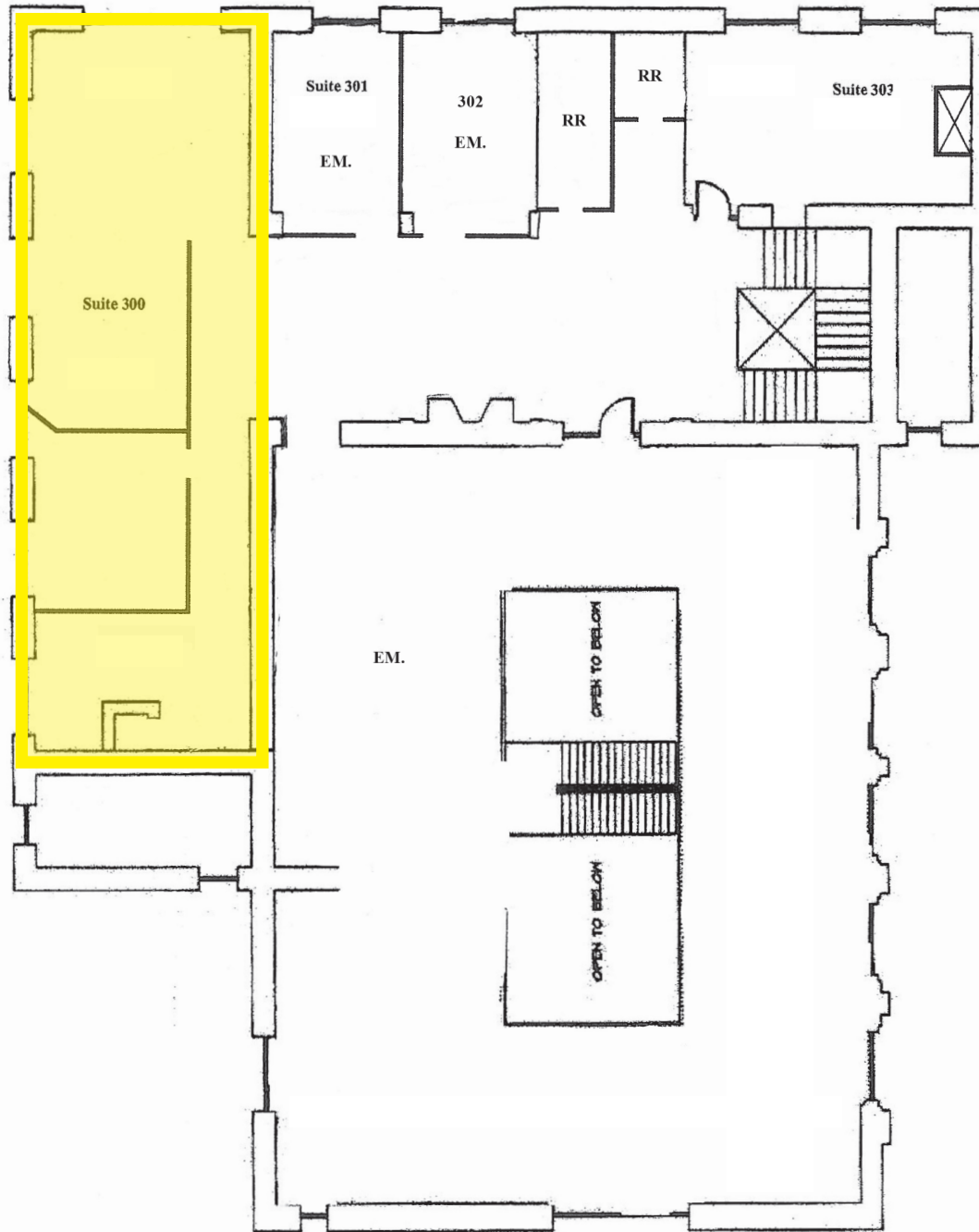
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Third Floor



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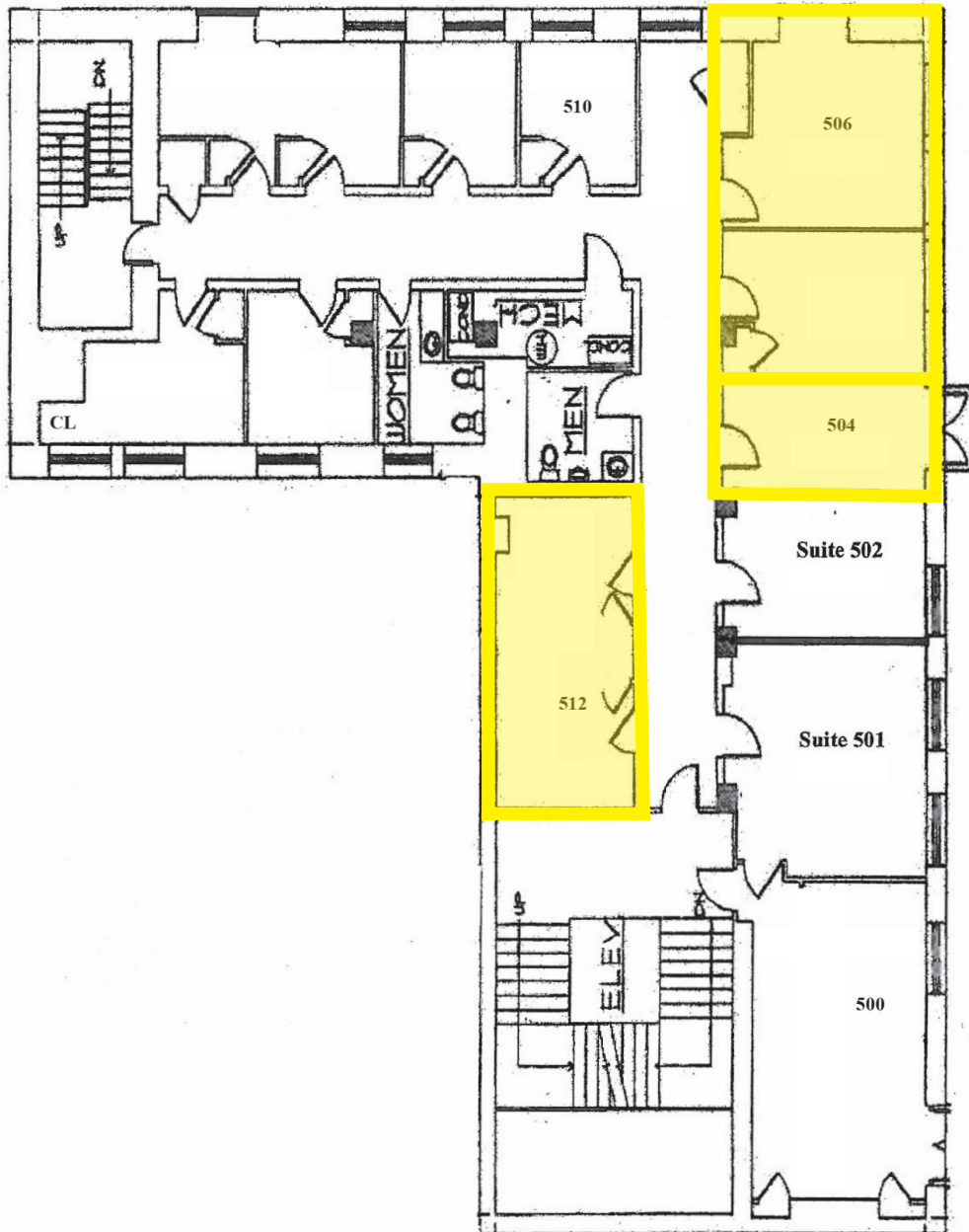
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Fifth Floor



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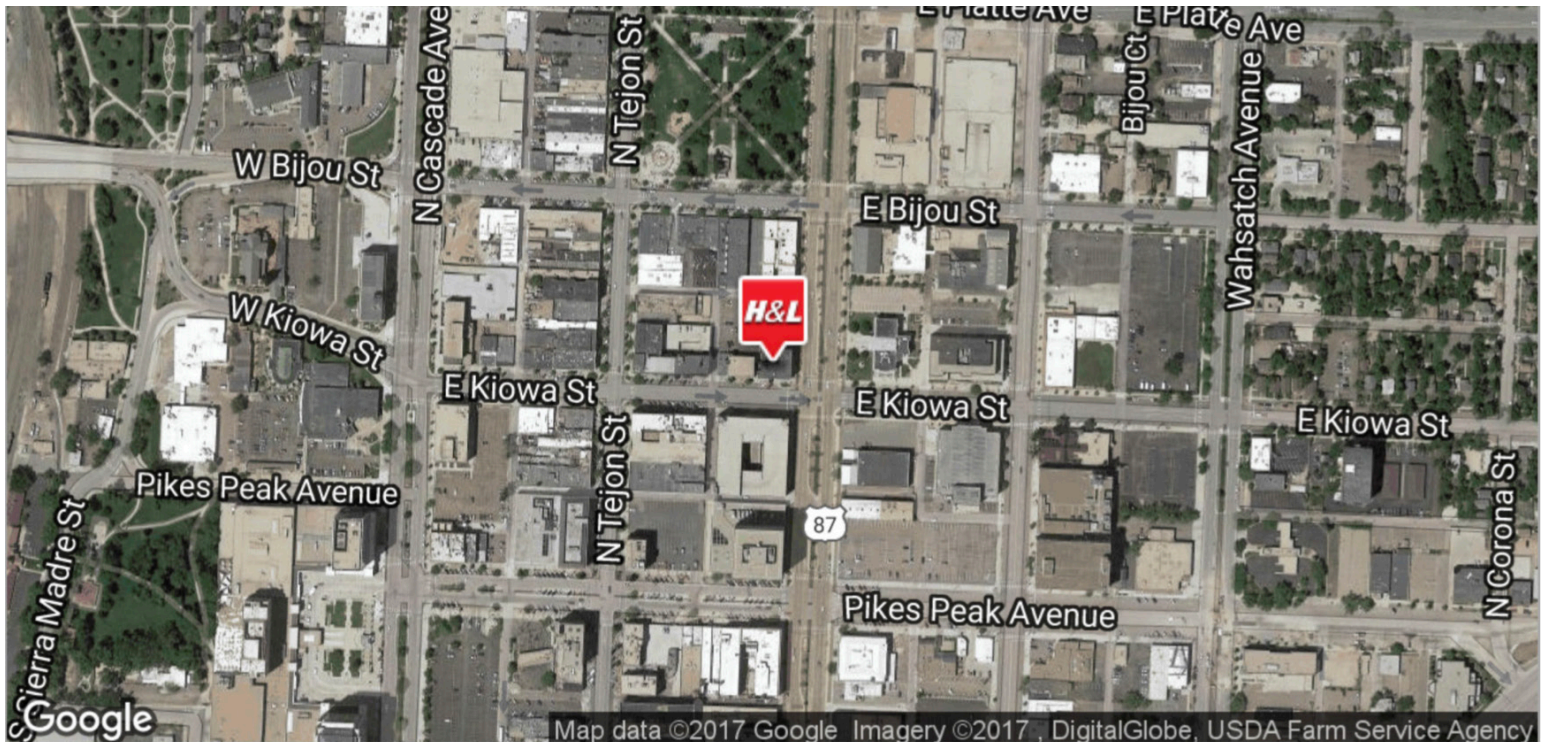
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