

# DUBLIN OFFICE SPACE FOR LEASE

1860-1880 Dublin Boulevard, Colorado Springs, CO 80918

**SPECIAL PRICING OFFERED!**



## OVERVIEW

Special lease rate being offered with gross leases!

Suite 1860A is very flexible space. It has 4 offices, a large 20' x 20' open room and a private kitchen. The space was last used as office and classroom for Mary Kay Cosmetics. The open space could also accommodate office cubicles. Dublin Business Park sits at the corner of Dublin Boulevard and N. Academy Boulevard. Highly visible monument signage available. The space is very clean, move in ready with plenty of on-site parking.

Two additional spaces with 375-630 SF will be available in June and August, 2021.

Please call Steve Leigh for a private showing at (719) 338-4470.

## AVAILABLE SPACES

Suite:	Space Available:	Lease Rate:
1860A	1,915 SF	\$1,915 / Month
1880D	630 SF (6/1/21)	\$685 / Month
1870F	375 SF (8/1/21)	\$450 / Month



### Lease Rate:

\$450 - \$1,915 / Month (Gross)



### Space Available:

375 - 1,915 SF



### Building Size:

16,803 SF

## 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**

O: 719.630.2277

C: 719.338.4470

steve@hoffleigh.com



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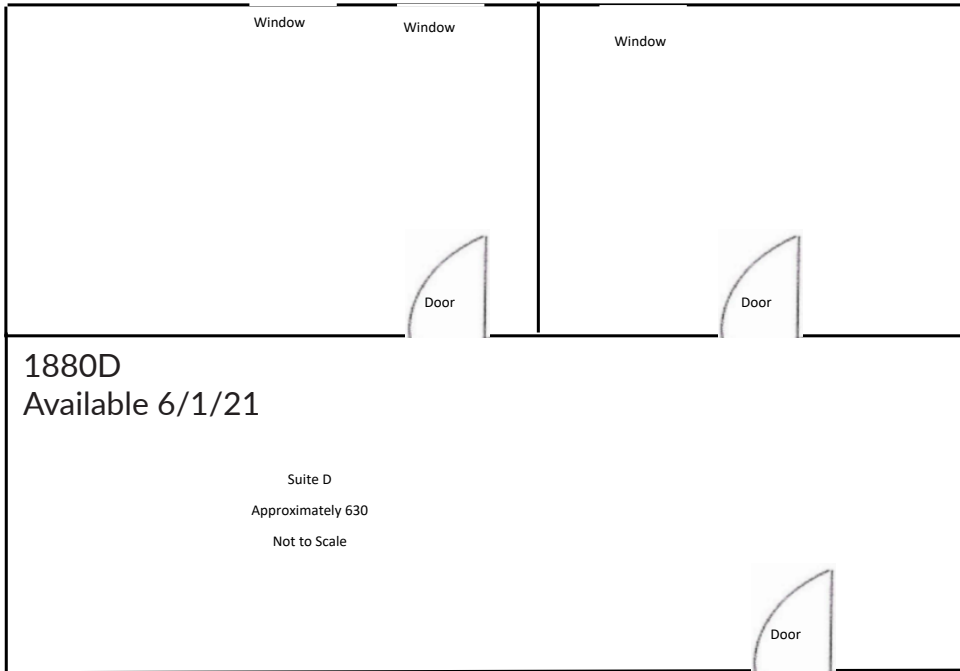
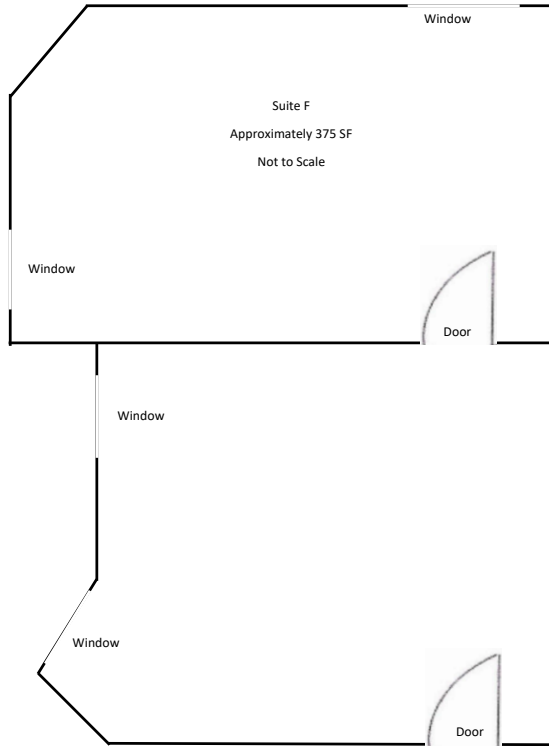




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1870F  
Available 8/1/21



1880D  
Available 6/1/21



Hallway

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## DEMOGRAPHICS



92,292  
Population



37.8  
Median Age



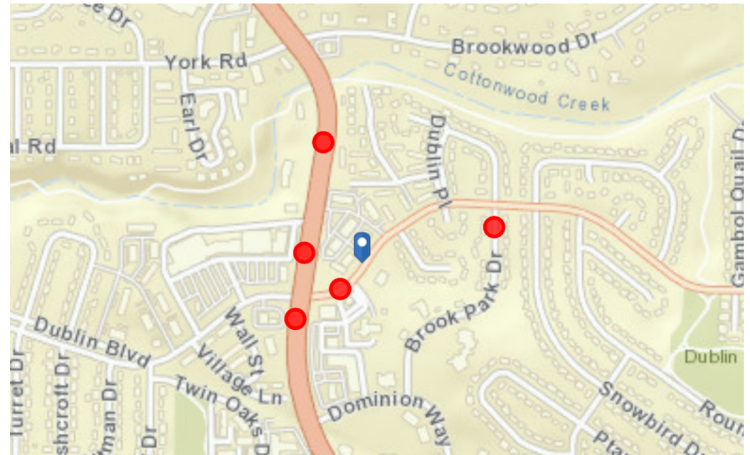
2.5  
Average  
Household Size



\$71,581  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Academy Blvd	14,858	0.0
Brookwood Dr	39,614	0.1
Dublin Blvd	47,913	0.1
Brookwood Dr	47,600	0.2
Dublin Blvd	932	0.2



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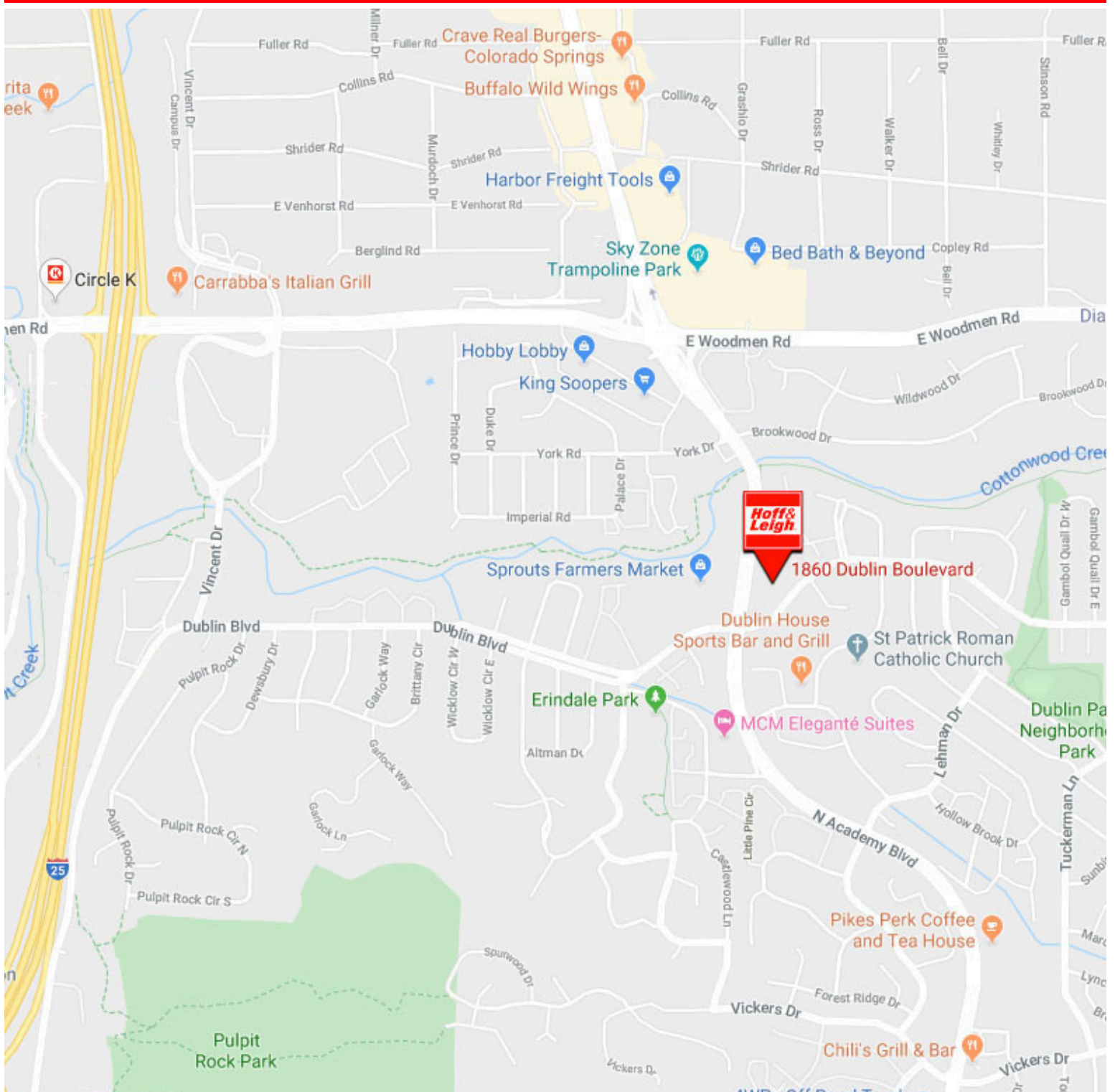
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