

OFFICE SPACE FOR LEASE

4570 Hilton Parkway, Colorado Springs, CO 80907



OVERVIEW

Professional office building with convenient access to Interstate 25 just off Garden of the Gods Road (one block west of the Interstate). We have multiple lease options in the building.

The second floor has several options starting with a single 81 SF one room office up to 840 SF of office space. The second floor space has access to a shared waiting room, a large shared conference room and kitchenette.

Comcast Internet is available, tenants have access to a low profile monument sign and there is plenty of on-site parking. This building is located in a beautiful park setting with lots of trees.

For all the details please call Steve Leigh at 719-338-4470 or Barbara Leigh at 719-331-2276.

AVAILABLE SUITES

Suite:	Space Available:	Lease Rate:
202A	81 SF	\$225 / Month
202B	100 SF	\$325 / Month
202F	840 SF	\$525 / Month



Lease Rate:

\$225 - \$525
/ Month (Gross)



Space Available:

81 - 840 SF



Building Size:

10,524 SF



Lot Size:

0.63 Acres



Zoning:

PBC

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

Barbara Leigh

O: 719.630.2277

C: 719.331.2276

bleigh@hoffleigh.com



OFFICE SPACE FOR LEASE

4570 Hilton Parkway, Colorado Springs, CO 80907



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

Barbara Leigh

O: 719.630.2277

C: 719.331.2276

bleigh@hoffleigh.com

OFFICE SPACE FOR LEASE

4570 Hilton Parkway, Colorado Springs, CO 80907

DEMOGRAPHICS



30,733
Population



45.3
Median Age



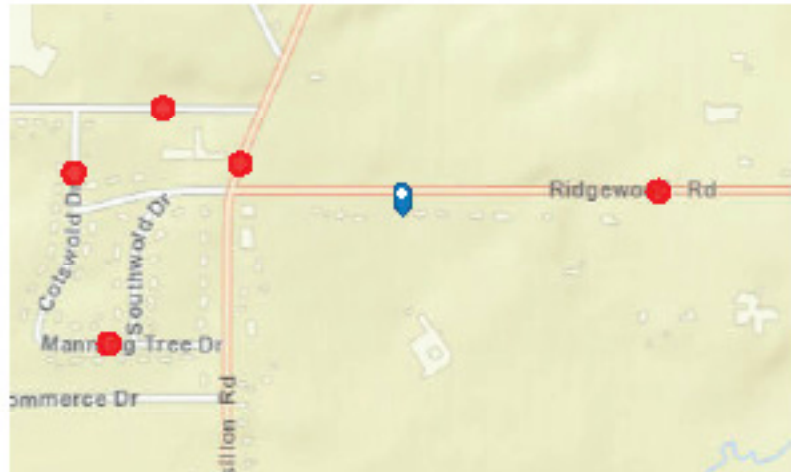
2.4
Average
Household Size



\$87,519
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ridgewood Rd	11,730	0.2
Brunedorph Dr	5,462	0.3
Cotswold Dr	8,809	0.3
Southwold Dr	350	0.4
Northwold Dr	541	0.4



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

Barbara Leigh

O: 719.630.2277

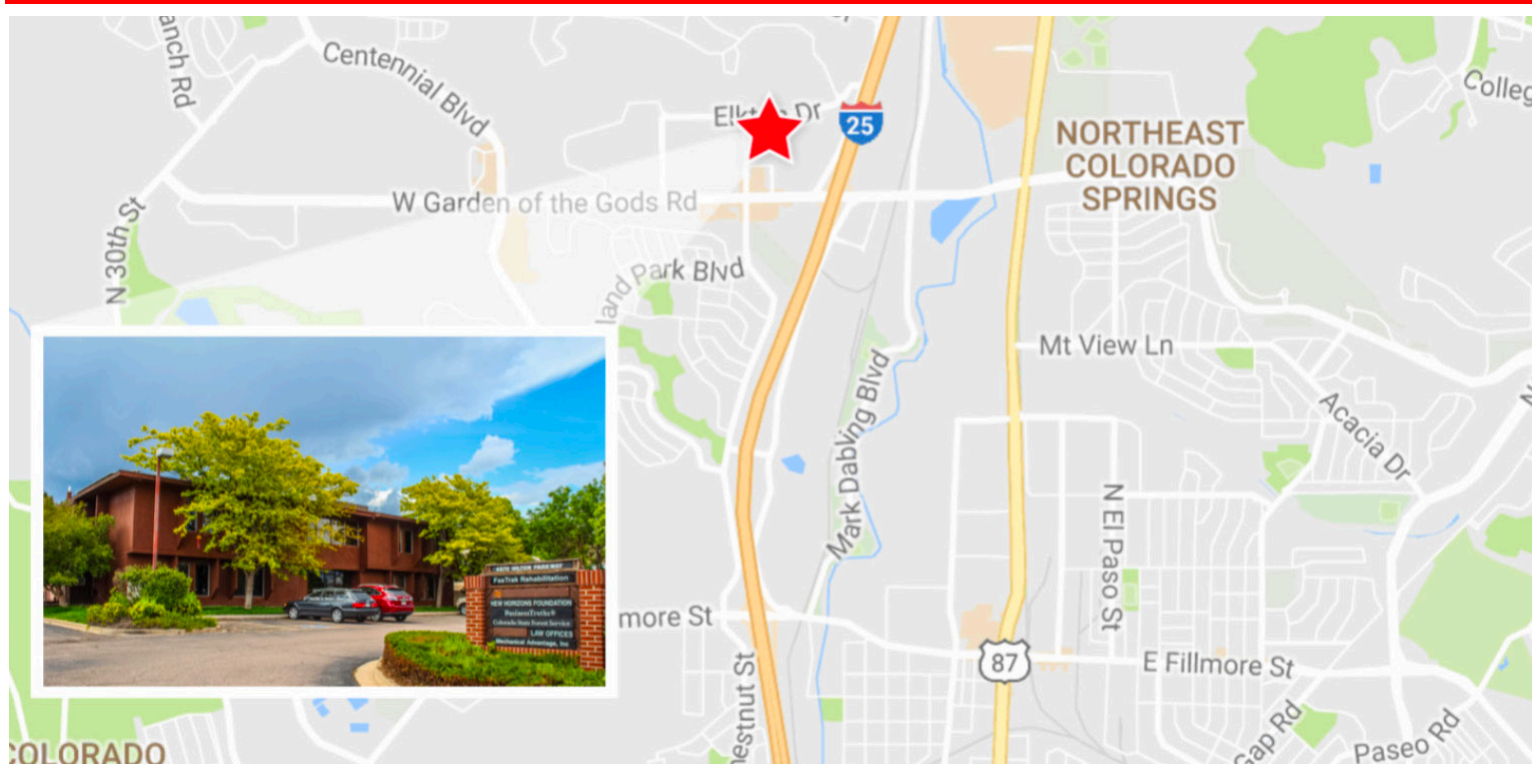
C: 719.331.2276

bleigh@hoffleigh.com



OFFICE SPACE FOR LEASE

4570 Hilton Parkway, Colorado Springs, CO 80907



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

Barbara Leigh

O: 719.630.2277

C: 719.331.2276

bleigh@hoffleigh.com