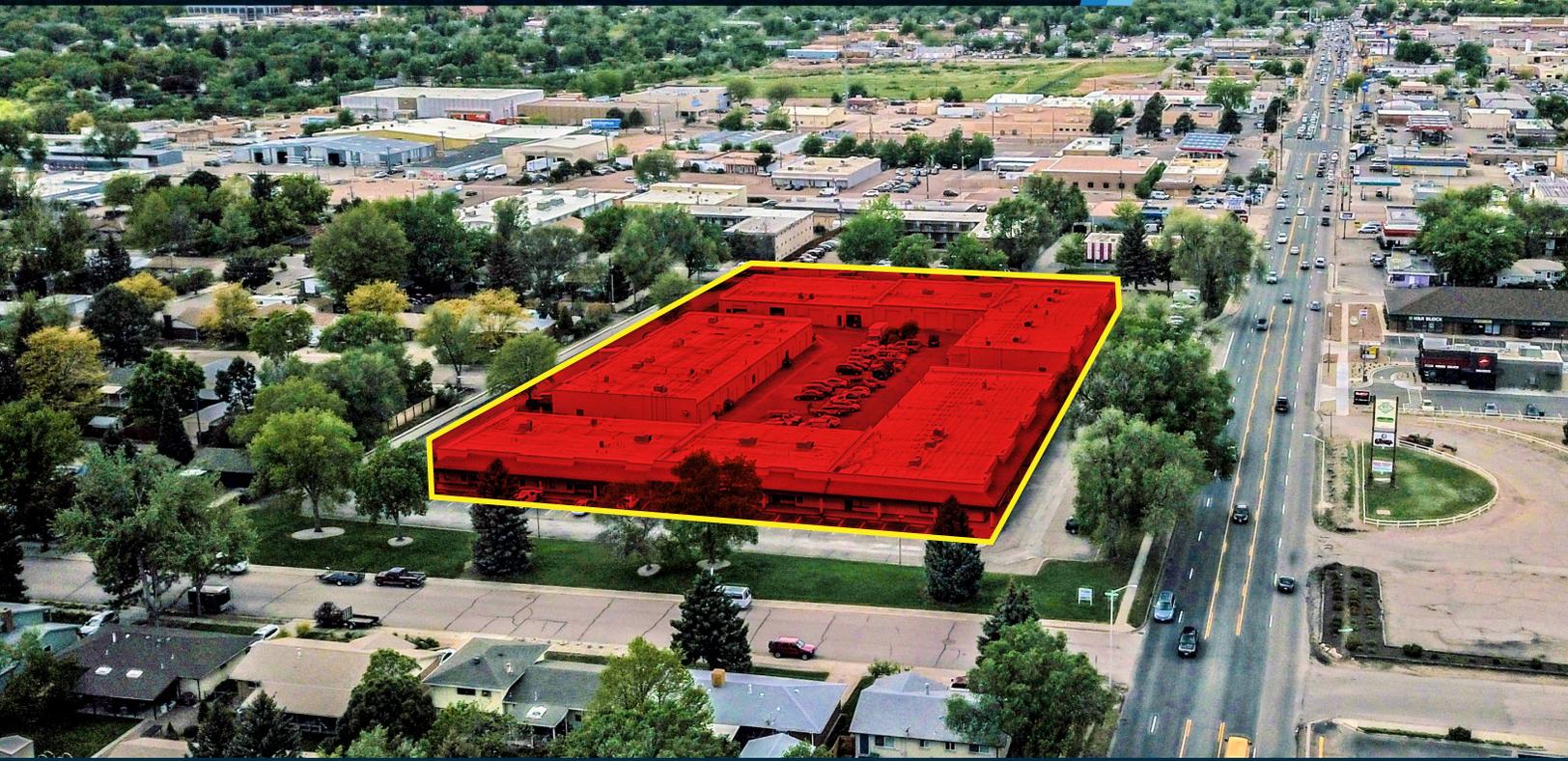


# OFFICE/WAREHOUSE SPACE FOR LEASE

# FILLMORE BUSINESS PARK

901-969 E FILLMORE ST., COLORADO SPRINGS, CO 80907



<b>AVAILABLE SPACE:</b>	Suite 957: 1,875 SF Suite 963: 1,875 SF
<b>LEASE RATE:</b>	\$9.50 SF NNN
<b>NNN EXPENSES (2026 Est.):</b>	\$4.10 / SF
<b>O.H. DOOR:</b>	8' x 10'
<b>GLA:</b>	58,625 SF
<b>LOT SIZE:</b>	4.71 Acres
<b>ZONING:</b>	MX-M/CR
<b>PARKING:</b>	2.92 / 1,000 SF
<b>TAX SCHEDULE No.:</b>	73363000015

### ★LOCATED WITHIN ENTERPRISE ZONE

- Flex space available for lease at the centrally located Fillmore Business Park.
- Easy access from I-25 and Fillmore. Flexible MX-M zoning makes this a great option for many different uses.

## DEMOGRAPHICS

### Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2025 Est. Population	16,951	100,014	278,593
2025 Est. HHs	7,895	45,371	122,105
2025 Est. Avg. HH Income	\$99,366	\$96,109	\$99,563

### Radius - Miles

	1 MILE	3 MILES	5 MILES
2025 Est. Population	11,459	95,550	262,318
2025 Est. HHs	5,520	43,880	115,034
2025 Est. Avg. HH Income	\$99,591	\$96,579	\$98,793

### Traffic Counts (ADT 2025)

E Fillmore St at Pennsylvania Ave	33,671 VPD
E Fillmore St at Century St W	34,838 VPD

Source: 2024 U.S. Estimate, All Rights Reserved, Esri & CoStar Group

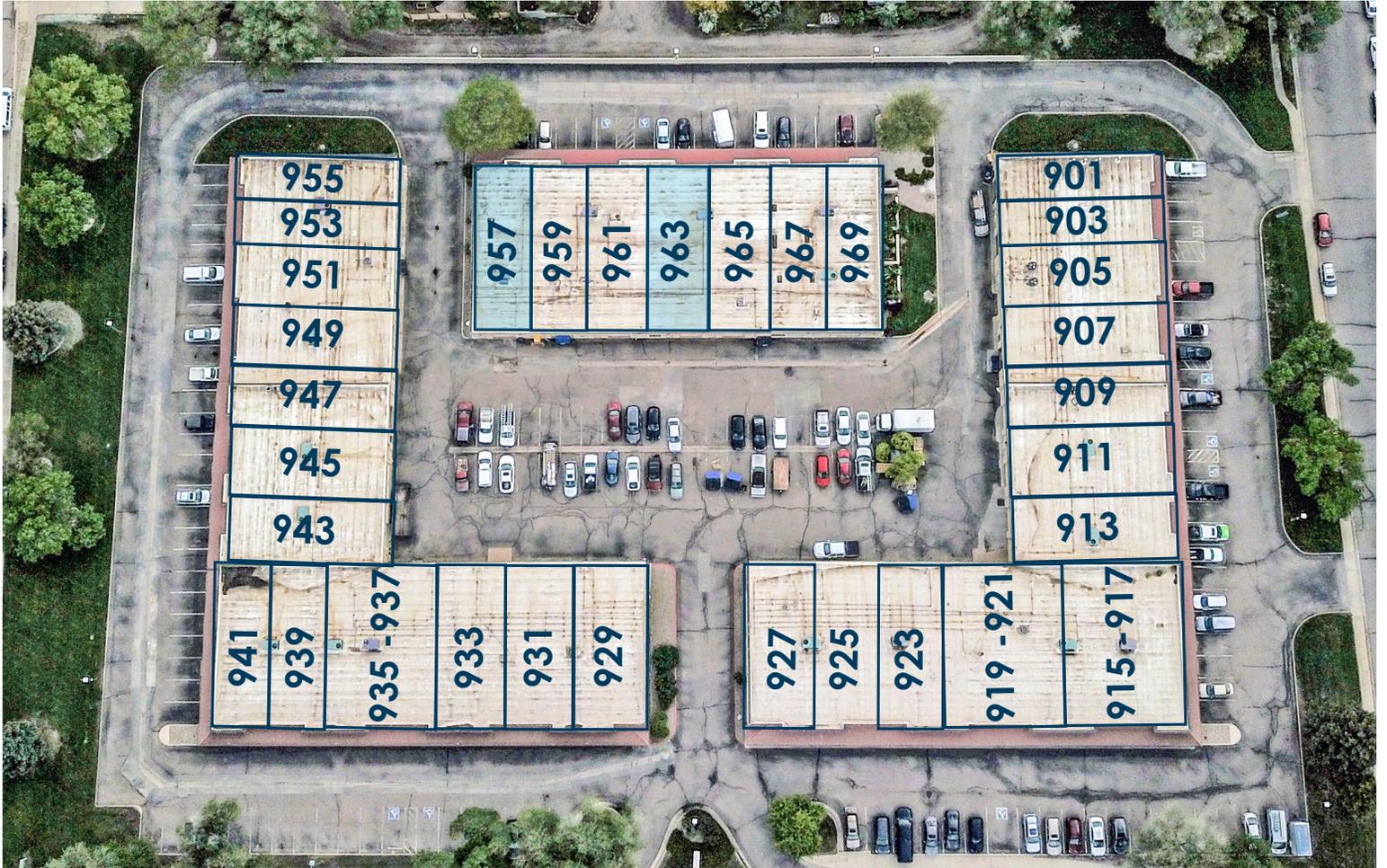


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**SITE MAP | FILLMORE BUSINESS PARK**



SUITE	SQUARE FEET	OFFICE/WAREHOUSE RATIO
SUITE 957	1,875 SF +/-	Approximate 60% Office / 40% Warehouse
SUITE 963	1,875 SF +/-	Approximate 70% Office / 30% Warehouse

# OFFICE/WAREHOUSE FOR LEASE

## FILLMORE BUSINESS PARK

901-969 EAST FILLMORE STREET, COLORADO SPRINGS, CO 80907





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