

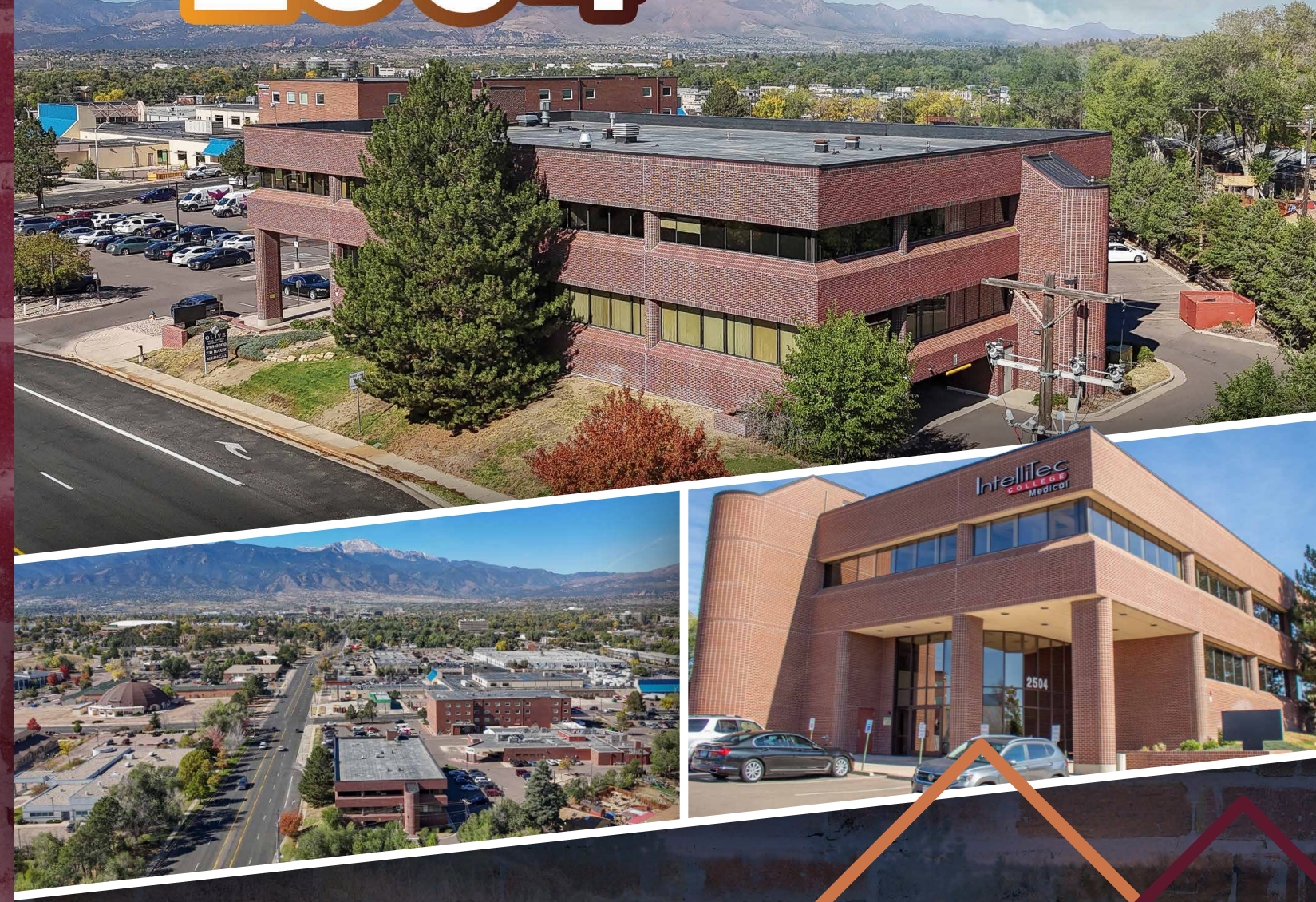
2504 E. Pikes Peak Ave. | Colorado Springs, CO 80909



 **2,149 - 2,317 RSF**  
FOR LEASE

# 2504 E. PIKES PEAK AVE.

COLORADO SPRINGS, CO

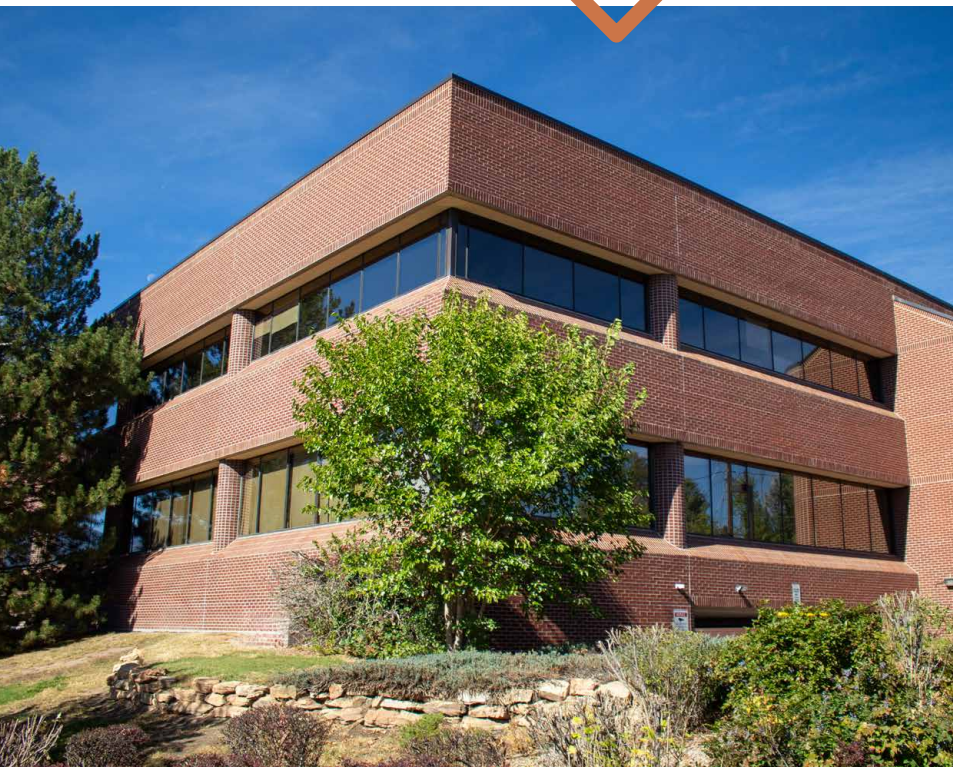


 **KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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# 2504

E. Pikes Peak Avenue  
Colorado Springs, CO 80909

## FLOOR PLANS

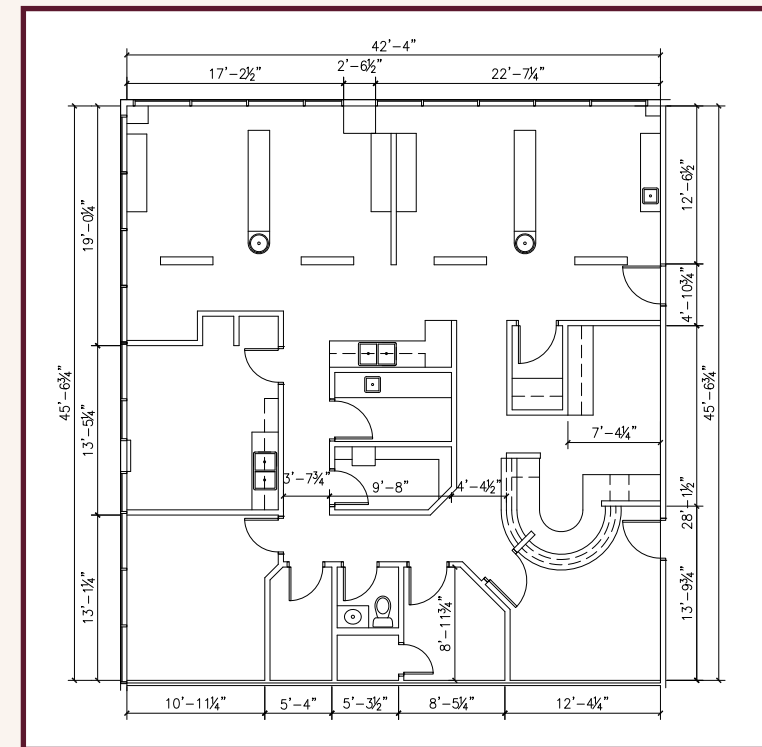
### Availability Information

Pricing: Contact Broker  
SF: 2,149 - 2,317 RSF  
Expense Type: NNN

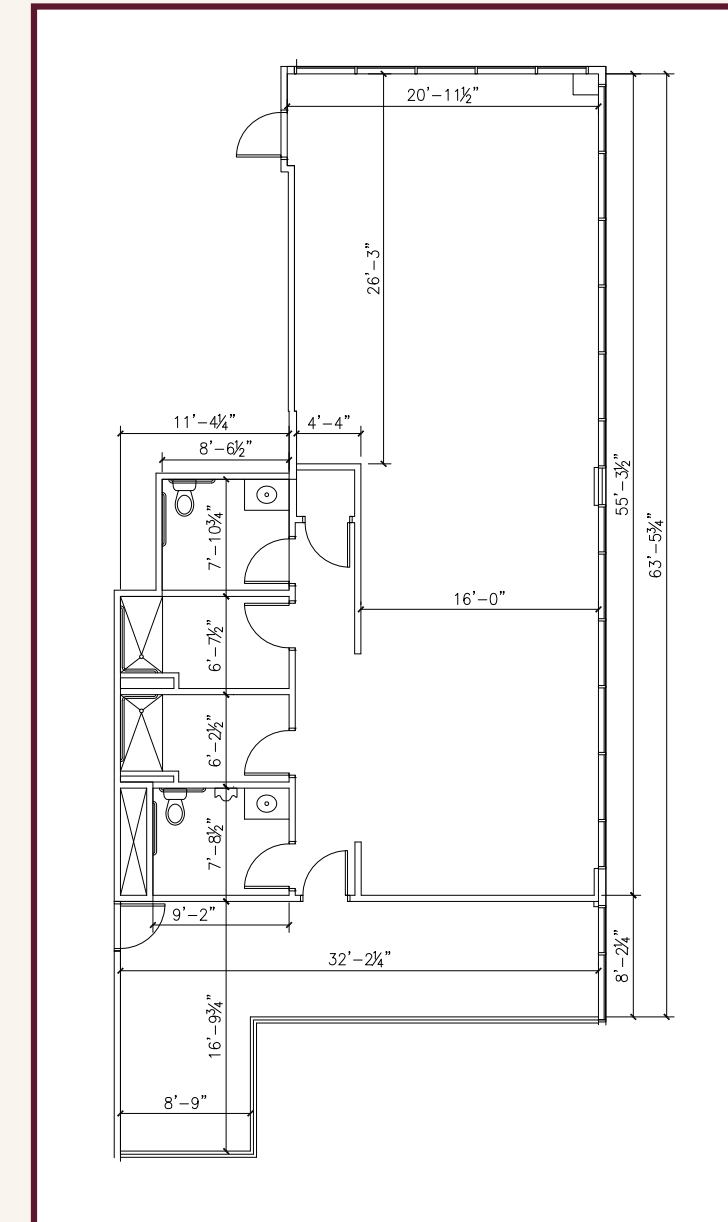
### Highlights

- 2,317 RSF dental office built-out with:
  - Reception / waiting area
  - Four (4) operatories
  - In suite restroom
  - Sterilization
  - Consultation Rooms
- Well maintained office building with views of Pikes Peak
- Abundant surface and covered parking
- Motivated Landlord

### SUITE 301



### SUITE 302



### Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	15,682	128,546	277,317
<b>Average Household Income</b>	\$55,527	\$69,635	\$77,421
<b>Daytime Population</b>	17,435	81,084	155,742

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