

Prime Austin Bluffs Pkwy Location For Lease

4790 AUSTIN BLUFFS PKWY, COLORADO SPRINGS, COLORADO 80918



Overview

Rare opportunity to lease a 10,000 square foot fenced lot with a 634 square foot office located directly on Austin Bluffs Parkway in Colorado Springs. This property is ideal for a variety of small businesses that need both secure outdoor space and a functional office.

The lot is fully fenced, providing secure storage for vehicles, equipment, trailers, or materials, while the office space offers a convenient place for administration, meetings, or day-to-day operations.

Opportunities for small yard + office properties in central Colorado Springs are extremely limited, making this an

Perfect for:

- Contractors
- Landscaping companies
- Small construction businesses
- Equipment storage
- Fleet parking
- Service businesses
- Excellent setup for a growing business.

Highlights

- 10,000 SF fenced lot
- 634 SF office building
- Great visibility along Austin Bluffs Pkwy
- Easy access to major Colorado Springs corridors
- Secure yard for equipment or vehicles

Property Details

Lease Rate

- \$2,000/Month (NNN)

Building Size

- ±634 SF

Lot Size

- 0.23 Acres

Zoning

- C-2 CAD-O

Rev: March 25, 2026



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.

Brian Canady

C: 719.433.1102

O: 719.630.2277

BCanady@HoffLeigh.com