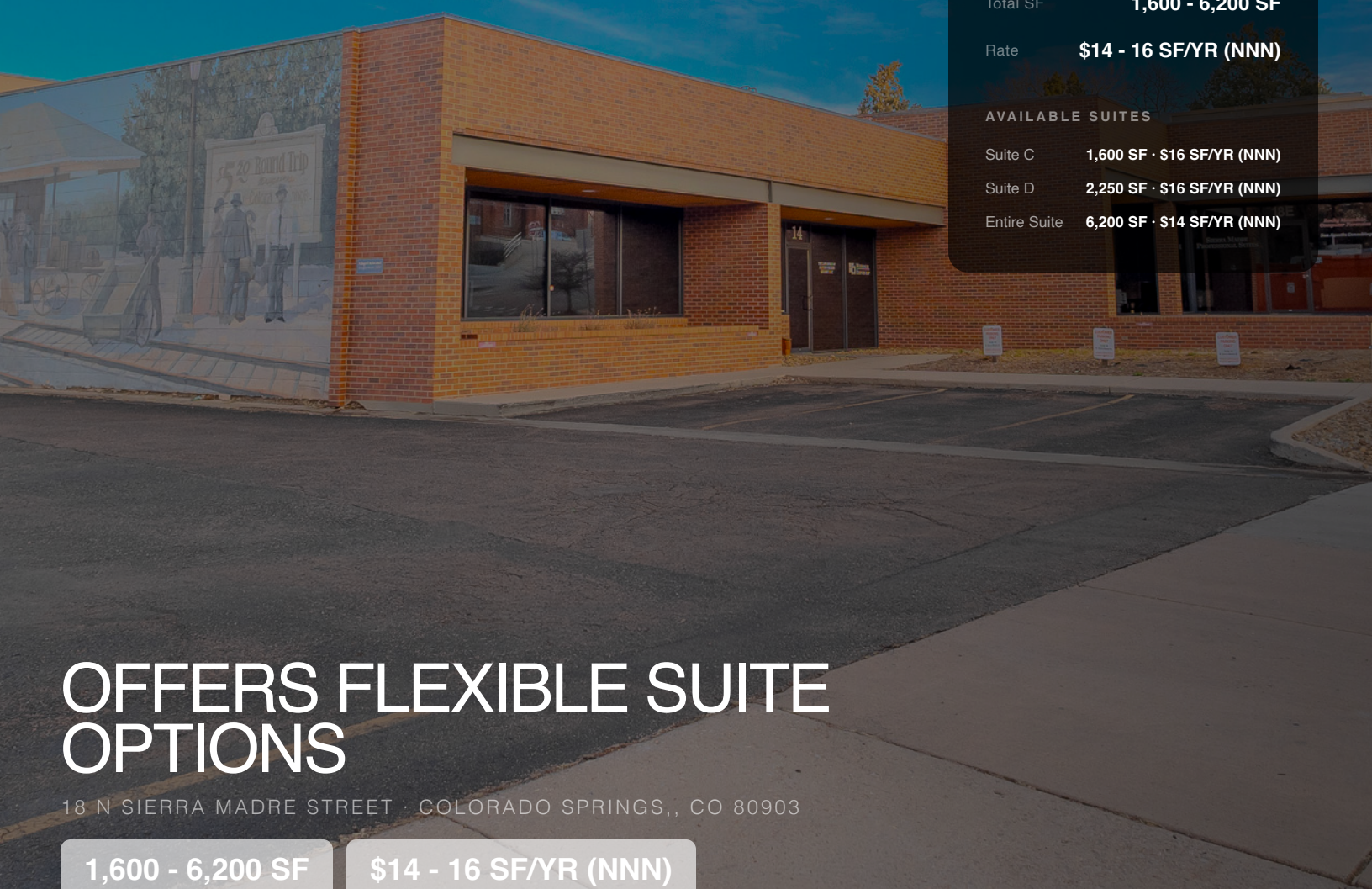




FOR LEASE



PROPERTY DETAILS

Total SF 1,600 - 6,200 SF

Rate \$14 - 16 SF/YR (NNN)

AVAILABLE SUITES

Suite C 1,600 SF · \$16 SF/YR (NNN)

Suite D 2,250 SF · \$16 SF/YR (NNN)

Entire Suite 6,200 SF · \$14 SF/YR (NNN)

# OFFERS FLEXIBLE SUITE OPTIONS

18 N SIERRA MADRE STREET · COLORADO SPRINGS,, CO 80903

**1,600 - 6,200 SF**  
TOTAL SF

**\$14 - 16 SF/YR (NNN)**  
LEASE RATE



**Offers Flexible Suite Options**

18 N Sierra Madre Street, Colorado Springs, CO 80903

**1,600 - 6,200 SF**

TOTAL SF

**\$14 - 16 SF/YR (NNN)**

LEASE RATE

**FOR  
LEASE**

**OVERVIEW**

Professional Office Suites Available

18 N Sierra Madre Street | Colorado Springs, CO

Located in the heart of downtown Colorado Springs, this professional office building offers flexible suite options ideal for a variety of business users seeking a central and accessible location. The property provides efficient office layouts with private offices, shared amenities, and convenient access to downtown services, making it well suited for professional service firms and growing businesses.

Available Suites

■ Suite D – Approximately 2,250 SF

This larger office suite features multiple private offices connected by interior hallways, providing an efficient layout for teams that value both privacy and collaboration. The suite works well for professional firms that require several offices, meeting spaces, and administrative areas.

■ Suite C – Approximately 1,600 SF

A smaller professional office suite offering a combination of private offices and work areas. This space is ideal for boutique firms, consulting groups, therapy practices, or small professional teams seeking a downtown office presence.

Note: A business could combine the vacant space and other space currently used by the building owner for a total of 6,200 RSF.

With flexible suite configurations and a highly accessible downtown location, 18 N Sierra Madre offers an excellent opportunity for businesses looking to establish or expand their professional office presence in Colorado Springs.

**PROPERTY DETAILS**

TOTAL SF

**1,600 - 6,200 SF**

LEASE RATE

**\$14 - 16 SF/YR (NNN)**

**AVAILABLE SUITES**

SUITE	SIZE	RATE
Suite C	1,600 SF	<b>\$16 SF/YR (NNN)</b>
Suite D	2,250 SF	<b>\$16 SF/YR (NNN)</b>
Entire Suite	6,200 SF	<b>\$14 SF/YR (NNN)</b>

**HIGHLIGHTS**

- 1 Onsite Parking!
- 2 Multiple private offices with efficient layouts
- 3 Shared building amenities including restrooms and break areas
- 4 Convenient access to restaurants, government offices, and financial institutions
- 5 Central location with easy access to major roadways and downtown services

IDEAL FOR

- Attorneys and legal professionals
- Accounting and financial services firms
- Consultants and advisory businesses
- Therapy and counseling practices
- Administrative offices
- Professional service companies seeking a downtown presence

**1,600 - 6,200 SF**

TOTAL SQUARE FEET

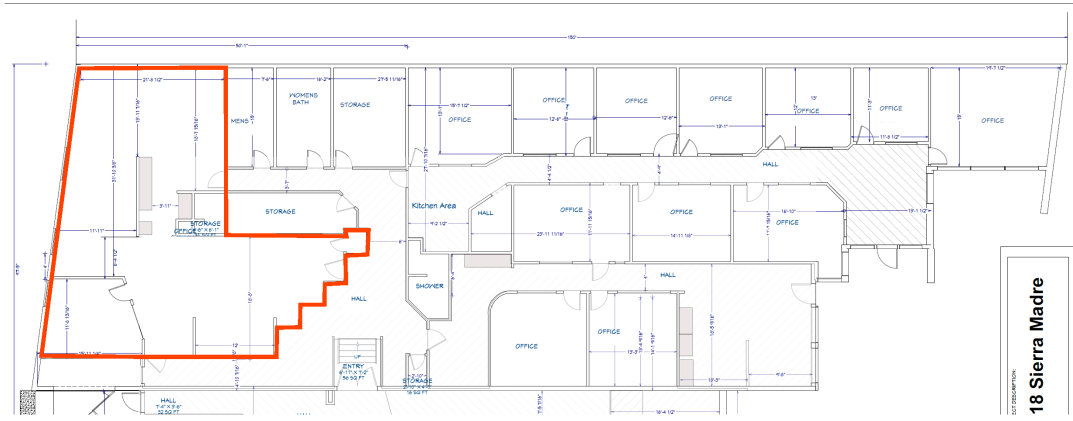
**\$14 - 16 SF/YR (NNN)**

LEASE RATE

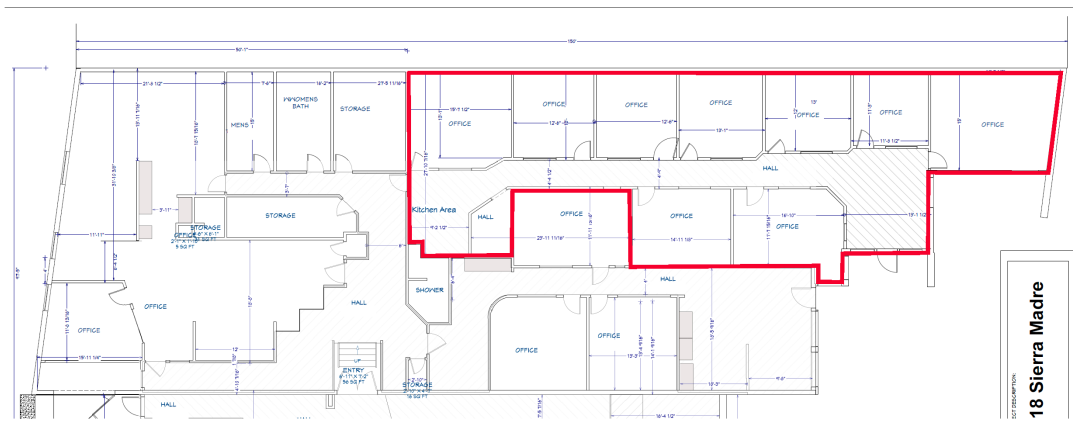
Photo Gallery



Suite C



Suite D



# Your Space. Our Expertise.

18 N Sierra Madre Street · Colorado Springs, CO 80903

---



**Holly Trinidad**

Owner & Managing Broker

719.337.0999

[Holly@HoffLeigh.com](mailto:Holly@HoffLeigh.com)



**Chris Myers**

Vice President

719.650.4627

[CMyers@HoffLeigh.com](mailto:CMyers@HoffLeigh.com)

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.

25 N Spruce St, Ste 330, Colorado Springs, CO 80905 | 719.630.2277 | [HoffLeigh.com](http://HoffLeigh.com)