



OFFICE SPACE FOR LEASE

\$16.00 PSF, MODIFIED GROSS

6208 LEHMAN DRIVE
COLORADO SPRINGS, CO 80918

- Conveniently located on the north side of Colorado Springs near North Academy Boulevard & Lehman Drive
- Grade level & ramp access to first & second floors
- Ample on-site parking
- Class A tenant finish
- 7,320 RSF Available
- \$16.00 PSF, Modified Gross (exclusive of janitorial)



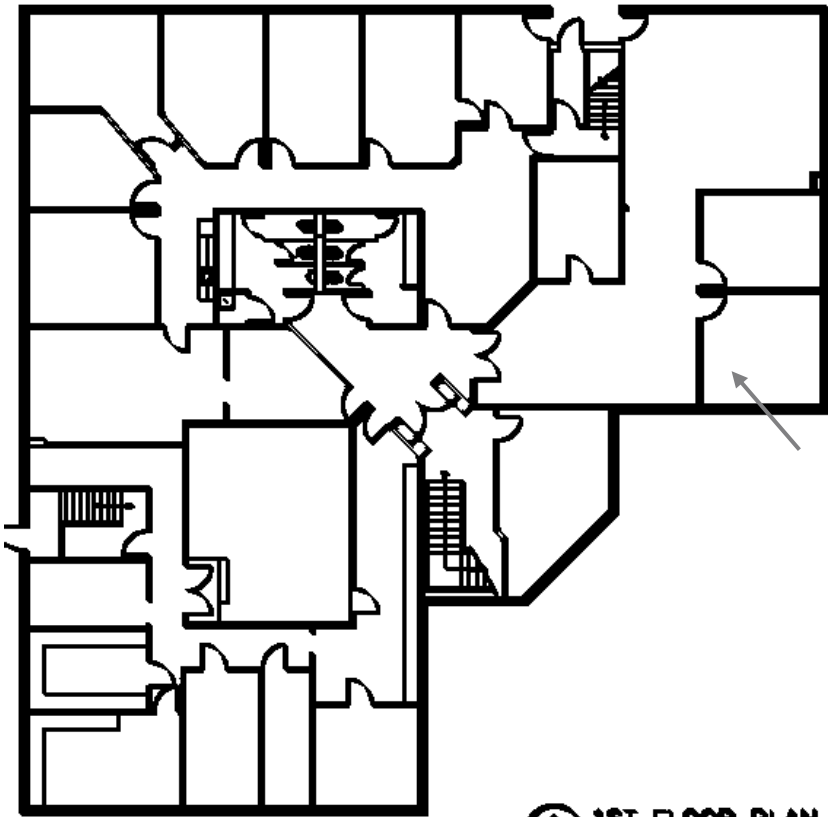
RUSSELL STROUD, CCIM | 719.238.8695
Principal | rstroud@sococre.com



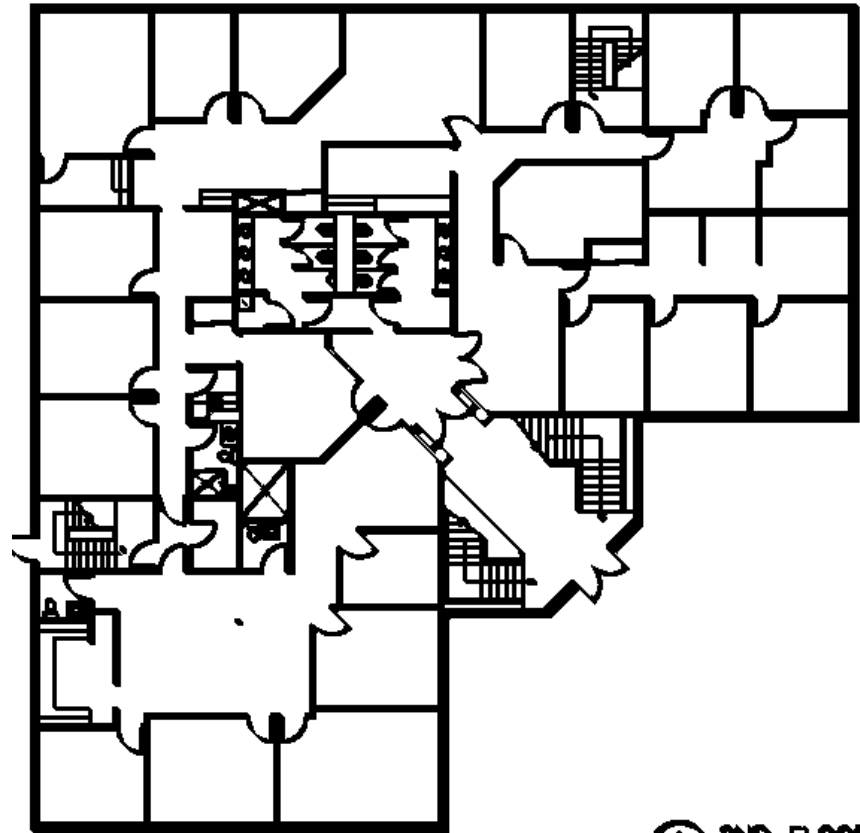


CLASS A TENANT FINISH





① 1ST FLOOR PLAN
NO SCALE

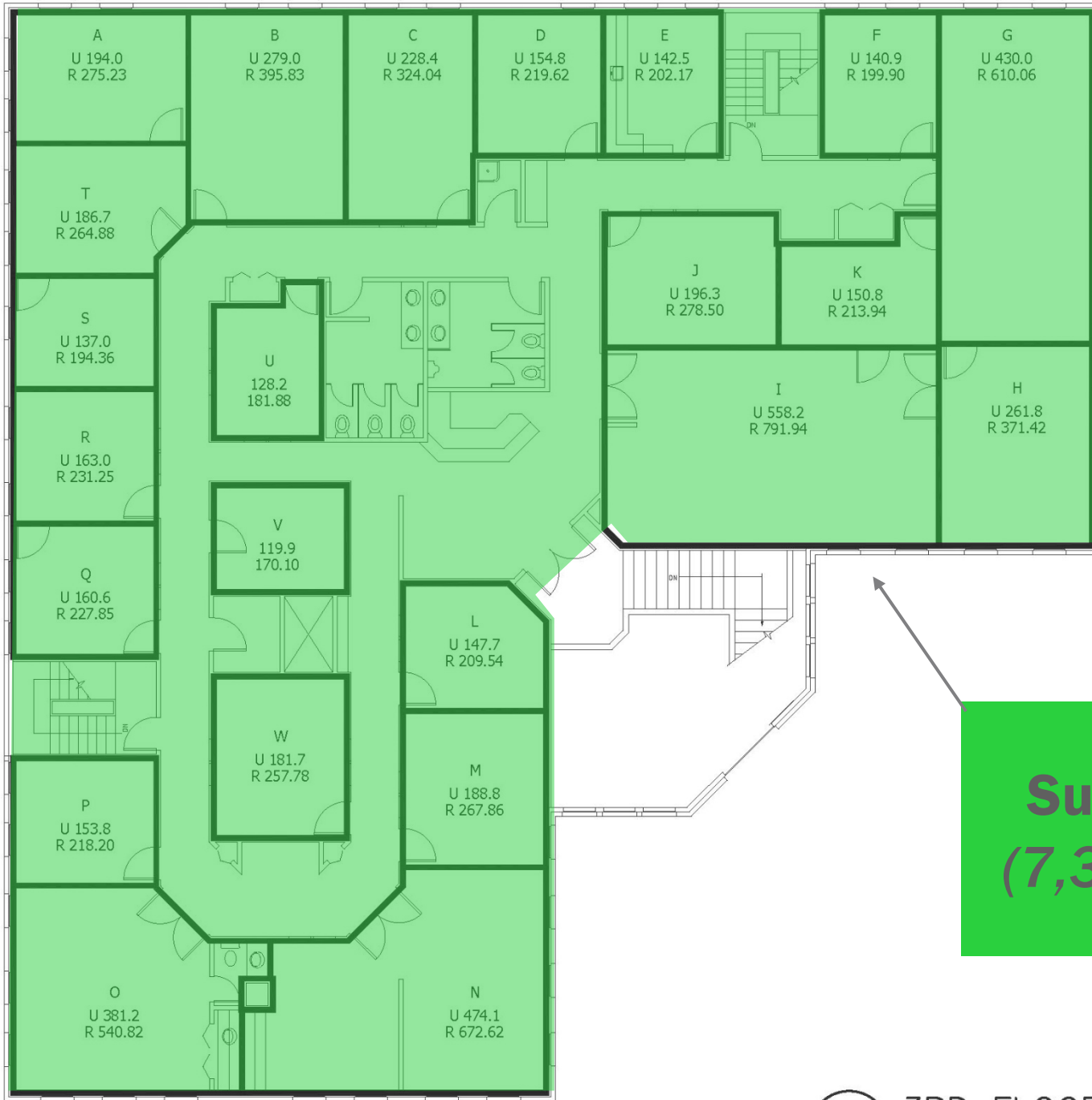


② 2ND FLOOR PLAN
NO SCALE



SOCO Commercial Real Estate, LLC

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Suite 300
(7,320 RSF)

1 3RD FLOOR PLAN
3 NO SCALE