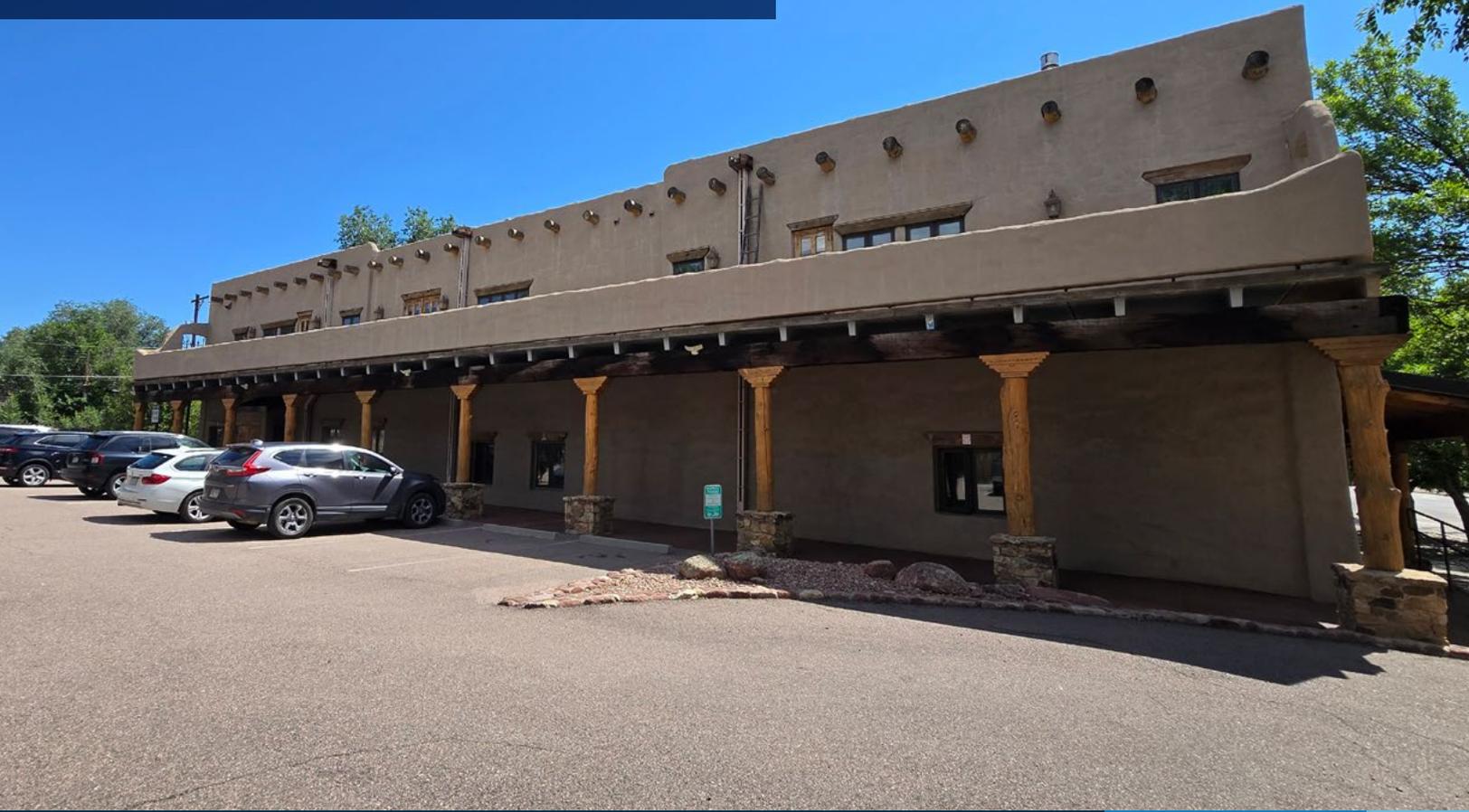


OFFICE SPACE FOR LEASE

402 W Bijou Street

COLORADO SPRINGS, CO 80905



402 W BIJOU STREET offers a rare opportunity to lease a character-rich office suite just across the Bijou Bridge from Downtown Colorado Springs. This second-floor suite features a private street-level entrance and balcony with stunning views of Pikes Peak. With exposed Viga ceilings, natural materials, and authentic southwestern finishes, this space blends rustic charm with functional office utility.

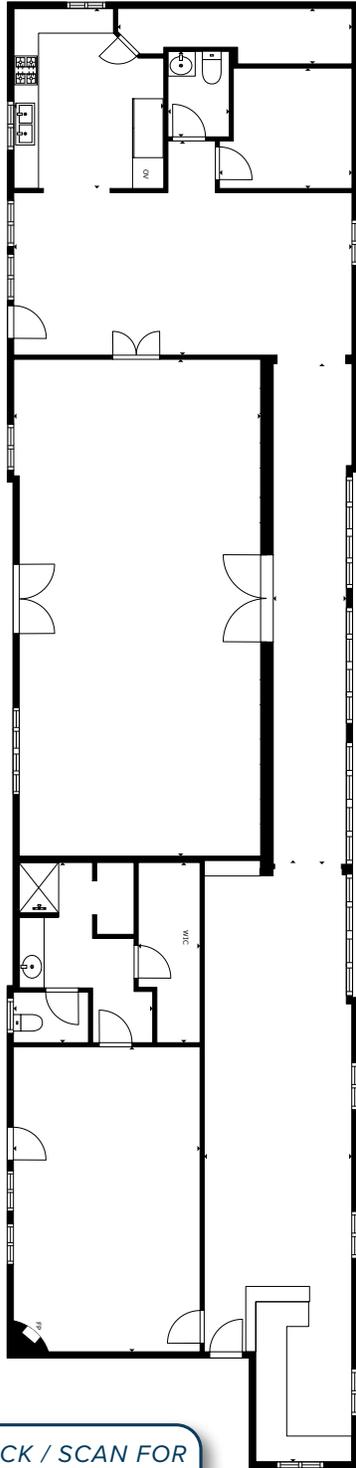
Ideal for creative firms, boutique agencies, or businesses seeking a distinctive work environment, the suite includes a full kitchen, two restrooms, open workspace, and private offices. On-site parking and convenient access to I-25, downtown amenities, and nearby neighborhoods make this an exceptional leasing opportunity.

BUILDING SIZE:	10,804SF
AVAILABLE SPACE:	2nd Floor: 3,324 SF
LEASE RATE:	\$18.00 / SF NNN
NNN EXPENSES (2025 Est.):	\$4.16 / SF
YEAR BUILT:	1983
ZONING:	MX-M
PARKING:	2.78/1,000 SF
SUITE FEATURES:	Full kitchen, (2) restrooms, open workspace, private offices



OLIVE
REAL ESTATE GROUP, INC.

OFFICE SPACE FOR LEASE
402 W Bijou Street
COLORADO SPRINGS, CO 80905



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