

Ideal Owner-User Office / Medical Opportunity

3525 AMERICAN DRIVE • COLORADO SPRINGS, CO 80917

PRICE REDUCED!

[Click Here for Virtual Tour](#)



Overview

3525 American Drive presents an exceptional opportunity for an owner-user seeking a well-located professional or medical office building in Colorado Springs. Situated within a high-demand corridor surrounded by residential neighborhoods and complementary services, this property offers immediate presence, abundant parking, and strong long-term upside.

Highlights

- Price Per Square Foot: \$246.00
- Year Built: 1997
- Ample on- Site Parking

Property Details



Sales Price

\$650,000
\$599,000



Building Size

2,640 SF



Price Per SF

\$246.00



Zoning

MX-N/CR SS

Why It Works

Owner-users can take advantage of:

- Long-term control of occupancy costs
- Ability to customize space to their needs
- Strong location with long-term growth

Ideal For

- Medical Practices
- Dental / Orthodontic
- Physical Therapy / Chiropractic
- Counseling / Mental Health
- Wellness & Aesthetics
- Professional Office Users

Rev: December 5, 2025



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.

Tim Leigh

C: 719.337.9551
O: 719.630.2277
Tim@HoffLeigh.com

Brian Canady

C: 719.433.1102
O: 719.630.2277
BCanady@HoffLeigh.com

Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com



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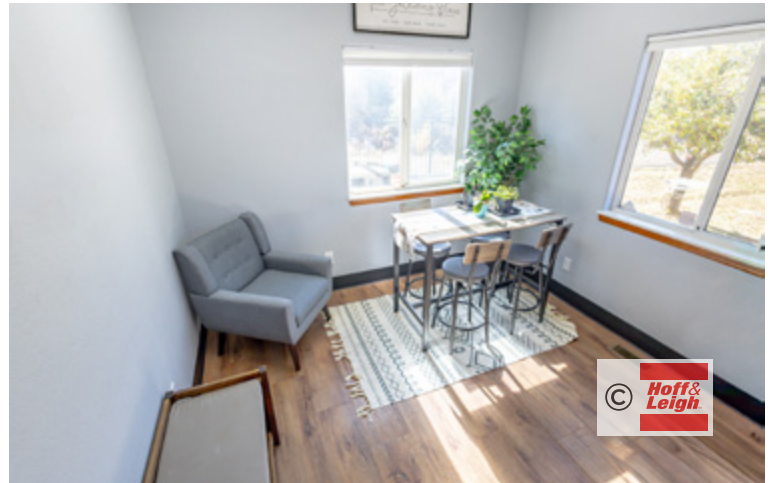
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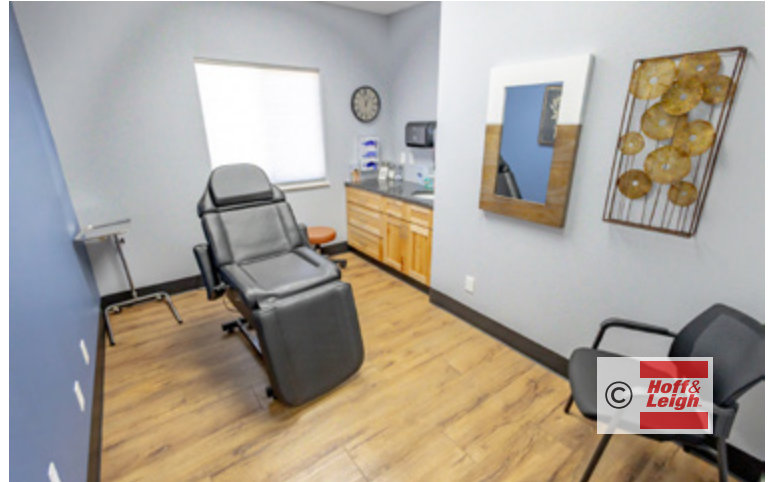
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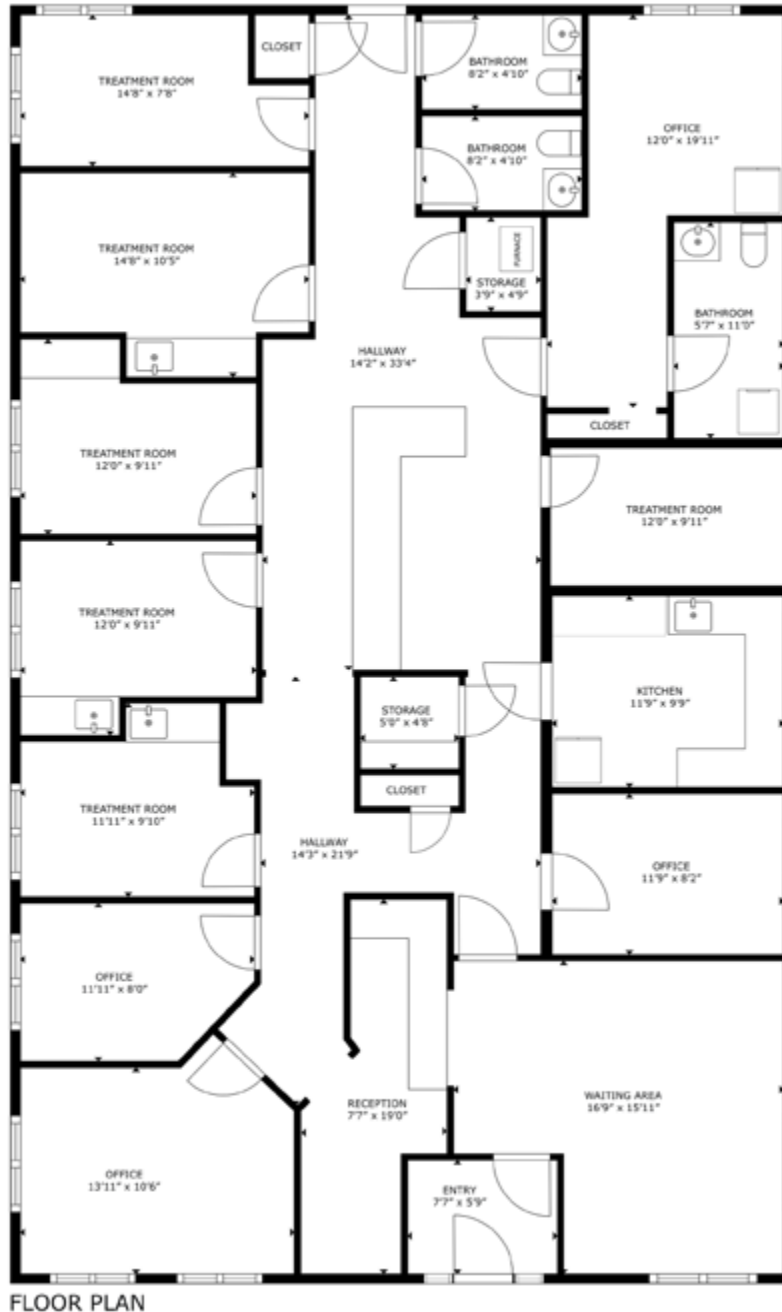
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Floor Plan

3525 American Drive, Colorado Springs, 80917



GROSS INTERNAL AREA
FLOOR PLAN: 2,383 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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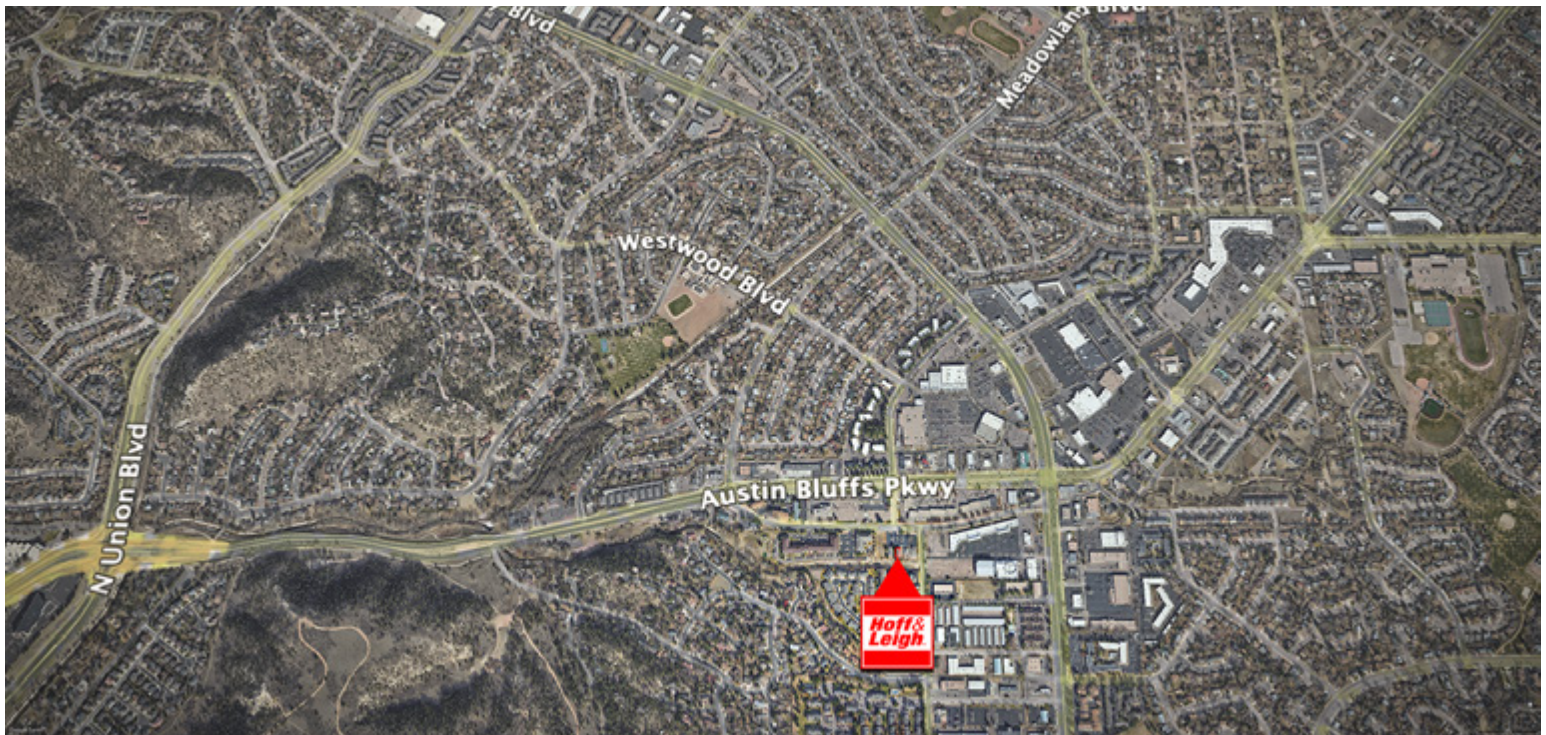
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