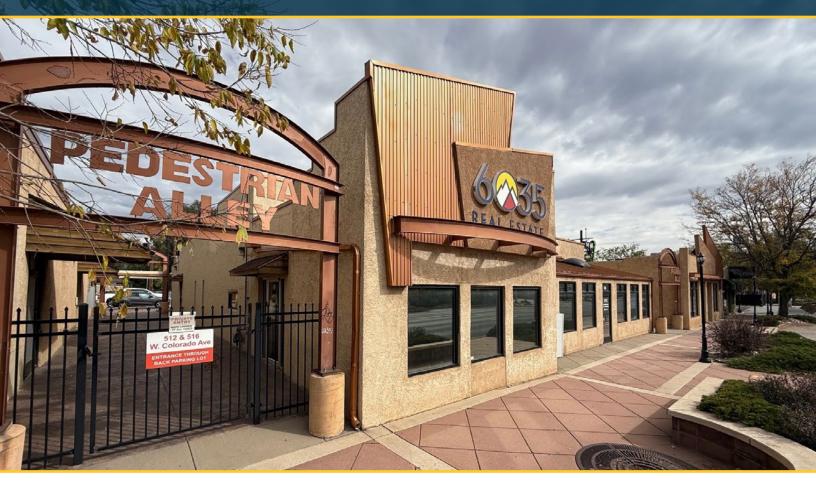
## Office Space For Lease or Sublease

512 W COLORADO AVENUE · COLORADO SPRINGS, CO 80905



**512 W COLORADO AVENUE** delivers  $\pm 4,200$  SF of modern, creative office in a character rich building along the Colorado Ave corridor. The layout blends open team space with 11 private offices and 2 conference rooms, anchored by multiple lounge/collaboration areas and an in-suite kitchen. Exposed ceilings, brick accents, and abundant natural light combine to deliver a versatile environment suited for a wide range of professional uses.

- **High speed fiber internet** by Underline supports highbandwidth workflows.
- Lease Term: through 12/31/2026 with potential to discuss a new direct term.
- Walkable Location: steps to coffee, dining, breweries, and more.
- Great visibility & signage opportunity along W Colorado Ave.
- Employee-friendly location with on-site parking, walkable amenities, and minutes from Downtown & I-25.
- **Great fit for:** creative/marketing firms, tech & cybersecurity, architecture/design, professional services.

**BUILDING SIZE:** 6,053 SF

**AVAILABLE SPACE:** 4,200 SF

**LEASE RATE:** \$16.00 / SF + NNN

**NNN EXPENSES:** \$6.50 (2025 Est.)

**LOT SIZE:** 76,683 SF (1.76 Acres)

**ZONING:** MX-L

YEAR BUILT/RENOVATED: 1921 / 2022

**PARKING:** 20 Spaces (4.76/1,000 SF)

**LEASE TERM:** Through 12/31/2026

(new lease term will be

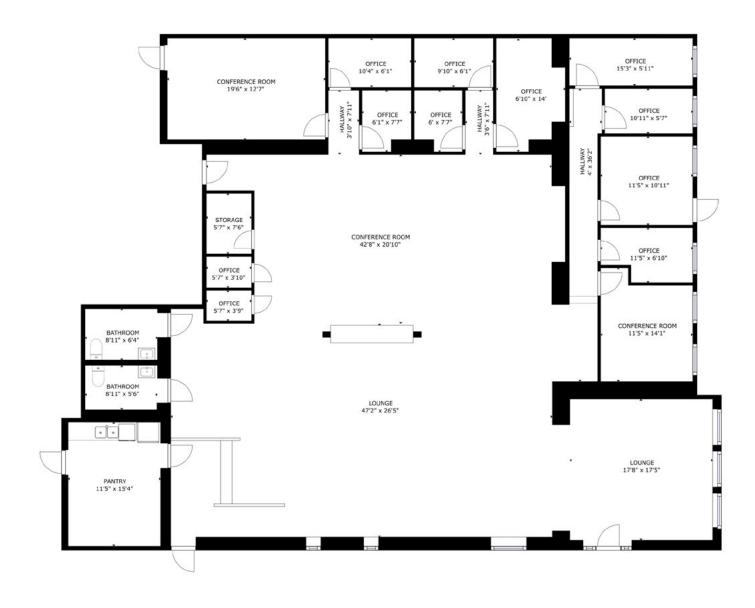
considered)





## FLOOR PLAN 512 W COLORADO AVE

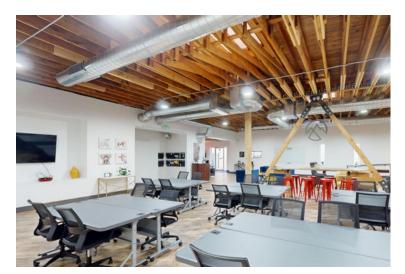
4,200 SF AVAILABLE





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## Office Space For Lease or Sublease

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