

Office Space For Lease or Sublease

512 W COLORADO AVENUE • COLORADO SPRINGS, CO 80905



512 W COLORADO AVENUE delivers ±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 high-bandwidth 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



CLICK / SCAN FOR
VIRTUAL TOUR



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