

# OFFICE SPACE FOR LEASE

Suite 105 | 6055 Lehman Dr., Colorado Springs, CO 80918



**\$1,415** /month all-in

**\$2.15/SF** per month

**658 SF | 3 offices + storage**

**NO TRIPLE NET  
(NO NNN)!**



**We love small business!** This is a great centrally located space for your growing small business, with a lease rate that stays the same every month—no unexpected NNN expenses.



Quiet 1-story building with no stairs, handicap accessible access, wide hallways, and ample parking.



The all-in lease rate includes utilities, maintenance, and common area custodial service.



Common area bathrooms include two female stalls, one male stall, and one urinal.



Xfinity Business Fiber available for high-speed connectivity.



Air conditioned.



**Back Office**



**Front Office**



**Main Office**

## FEATURES

- ✓ 658 sq ft suite
- ✓ 3 private offices
- ✓ Storage area
- ✓ All-in pricing
- ✓ No NNN
- ✓ Utilities included
- ✓ Maintenance included
- ✓ Common area custodial included
- ✓ Handicap accessible
- ✓ Wide hallways
- ✓ Ample parking
- ✓ Air conditioning
- ✓ Xfinity Business Fiber available

## SUITE LAYOUT



FOR INFORMATION CONTACT:

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