








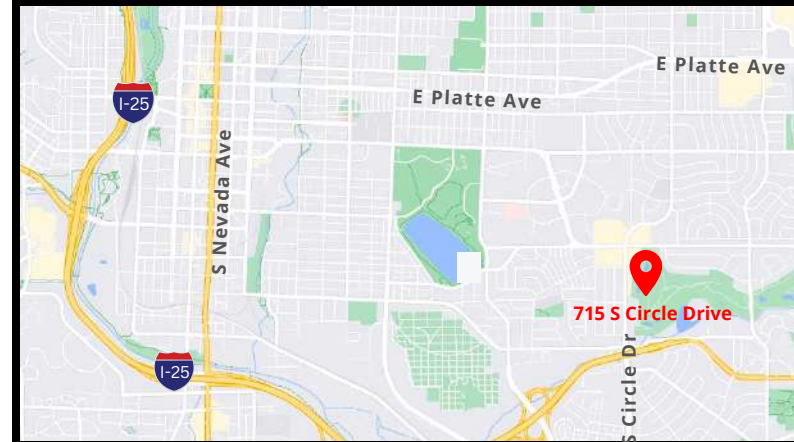
**FLEX FOR
SALE/LEASE**

**715 S Circle
Colorado Springs, CO 80910**

PROPERTY SPECIFICATIONS

	LOCATION:	715 S Circle Drive Colorado Springs, CO 80910
	BUILDING SIZE:	+/-14,000 SF
	AVAILABLE SUITES:	5,000 - 14,000 SF
	SALE PRICE:	\$1,750,000
	ZONING:	Flex/Light Industrial/Retail/Office
	LEASE RATE:	\$10.00 PSF + NNN

MAP



Additional Information:

- Major upgrades ongoing
- Large open spaces
- Beautiful view of the Valley Hi Golf Course
- 7 minutes away from I-25
- Floors can be leased together or separately
- **Seller-carry financing available**


JASON CASTRO
President





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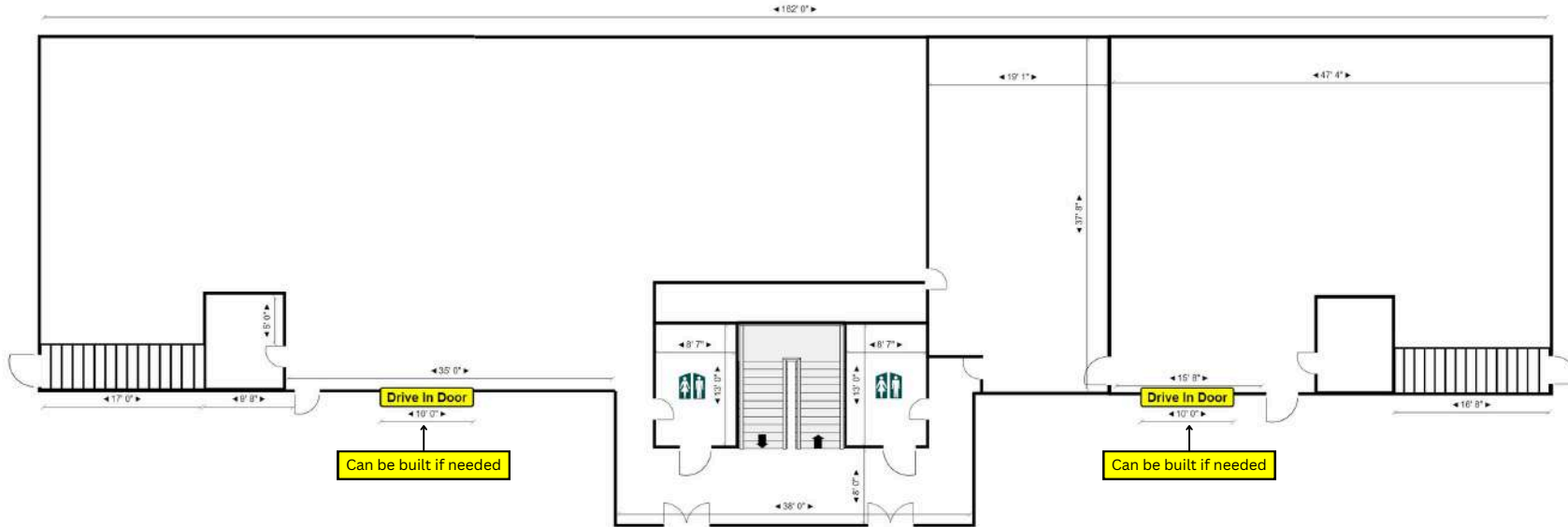
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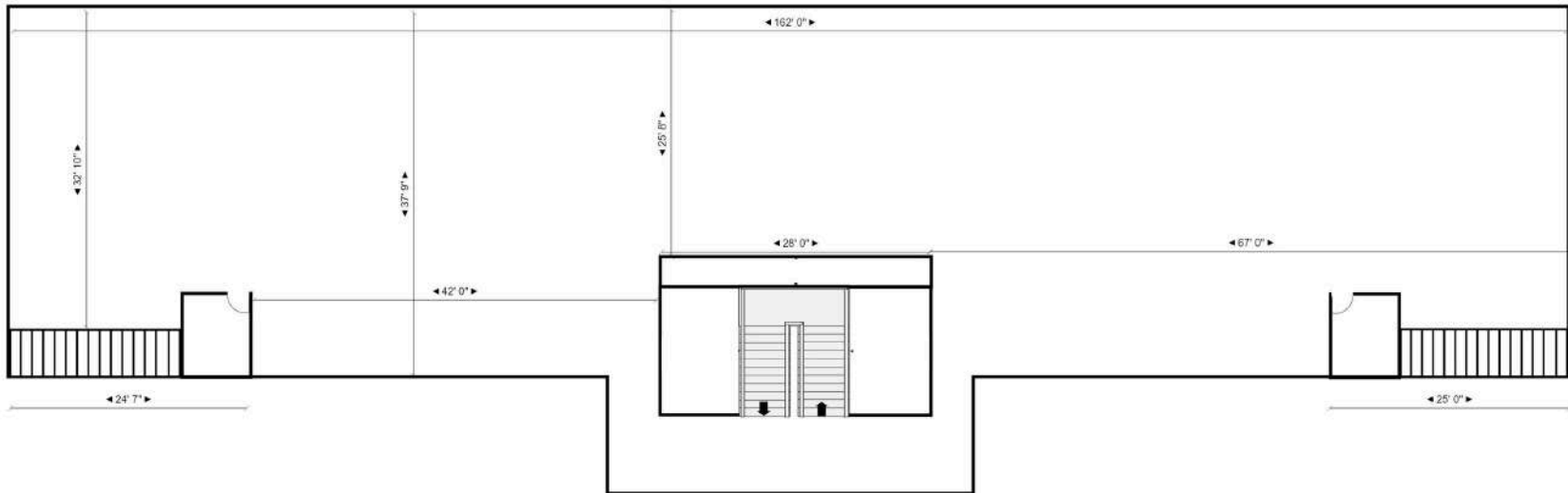
*Photo/Rendering is a concept. Construction to be completed on September 1, 2024. Changes may be made to the concept pending final construction. Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms, and information are subject to change without notice.

FLOOR PLAN

1ST FLOOR



2ND FLOOR



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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RETAIL/OFFICE FOR SALE/LEASE

715 S Circle
Colorado Springs, CO 80910



POPULATION
145,287



HOUSEHOLD
34,479



MEDIAN INCOME
\$42,415

Source: 2023 Kalibrate Technologies (Q4 2023),
2024 Esri, Moody's Analytics



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