

# Central Business District Class A Office Space For Lease

24 South Weber Street Colorado Springs, Colorado



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## Property Overview

Positioned in the heart of the Colorado Springs Central Business District, this premier Class A office building offers approximately 47,395 RSF across four efficient, modern floors. The property delivers a high-quality corporate environment with contemporary finishes, strong curb appeal, and institutional-level management.

Tenants benefit from a professional lobby, elevator service, efficient and flexible floor plates, and well-maintained common areas. Suites are available in a variety of sizes and configurations, accommodating a wide range of office users including professional services, medical, and corporate tenants.

With its prime downtown location, excellent accessibility, and high-quality buildout potential, this property presents a standout leasing opportunity for tenants seeking a best-in-class office environment in Colorado Springs.

## Property Highlights

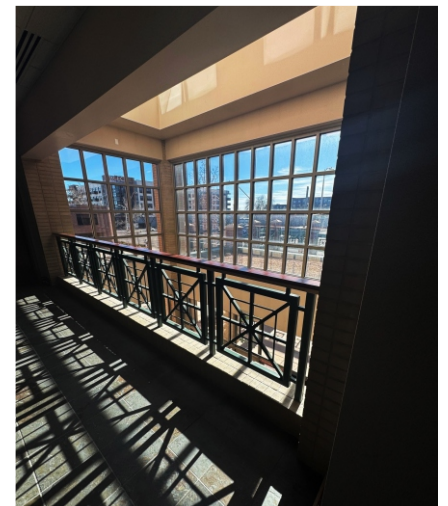
- Class A Office Building located in the Colorado Springs CBD
- ±47,395 RSF across four professionally managed floors
- Modern, contemporary architecture with high-quality construction
- Flexible suite sizes to accommodate a variety of tenant needs
- Ideal for professional, medical, and corporate office users
- Institutional-style building management with strong attention to building operations
- Efficient floor plates supporting modern office layouts
- Prominent downtown location with excellent visibility and accessibility

## Leasing Information

- **Available:** Spring 2026
- **Suite 200** (5,915 RSF) / **Suite 225** (3,237 RSF)
- **Base Lease Rate:** \$17 to \$18 per RSF
- **Lease Type:** Triple Net: \$11.46 per RSF (estimated 2026)
- **Term:** Negotiable
- **TI Allowance:** Negotiable

## Building Features & Amenities

- Impressive main lobby with modern finishes
- Elevator service to all floors
- Professional property management on-call 24/7
- Well-maintained common areas and building systems
- Janitorial, Monday through Friday
- High-speed data and fiber availability
- On-site parking available
- Onsite emergency backup generator



# londongroup

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