

## Freestanding Briargate Office/Retail Building – New Ownership!

7675 LEXINGTON DR, COLORADO SPRINGS, COLORADO 80920



### Overview

#### Freestanding Briargate Office/Retail Building – New Ownership!

7675 Lexington Drive is undergoing a full transformation under new ownership. Formerly a Montessori school, this freestanding 4,342 SF building is being reimagined to suit a wide range of professional, medical, or educational users. Located on Lexington Drive just north of the Briargate Blvd and Lexington intersection, this high-visibility standalone building is ideal for single-tenant users seeking strong neighborhood demographics and an accessible location. The new owner is investing in property-wide renovations and is open to delivering a turn-key space tailored to the right tenant's needs. With flexible MX-N zoning and ample parking, the site is ideal for a variety of tenants such as a charter school, clinic, therapy center, boutique retail, fitness concept, or professional office.

Please contact Chris Myers at (719) 650-4627 or Guy Cox at (719) 357-7494 for more information or to schedule a private tour.

### Highlights

- 4,342 SF freestanding building
- Renovations underway by new ownership
- High-visibility on Lexington Drive
- Zoned MX-N for wide range of uses
- Monument signage
- Turn-key delivery available for right tenant
- High-income surrounding demographics
- Minutes from I-25 and Academy Blvd

### Property Details

#### Lease Rate

- Please Contact Broker

#### Lot Size

- 0.68 Acres

#### Space Available

- 4,342 SF

#### Zoning

- MX-N

#### Building Size

- 4,342 SF

Rev: January 21, 2026

#### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

#### Chris Myers

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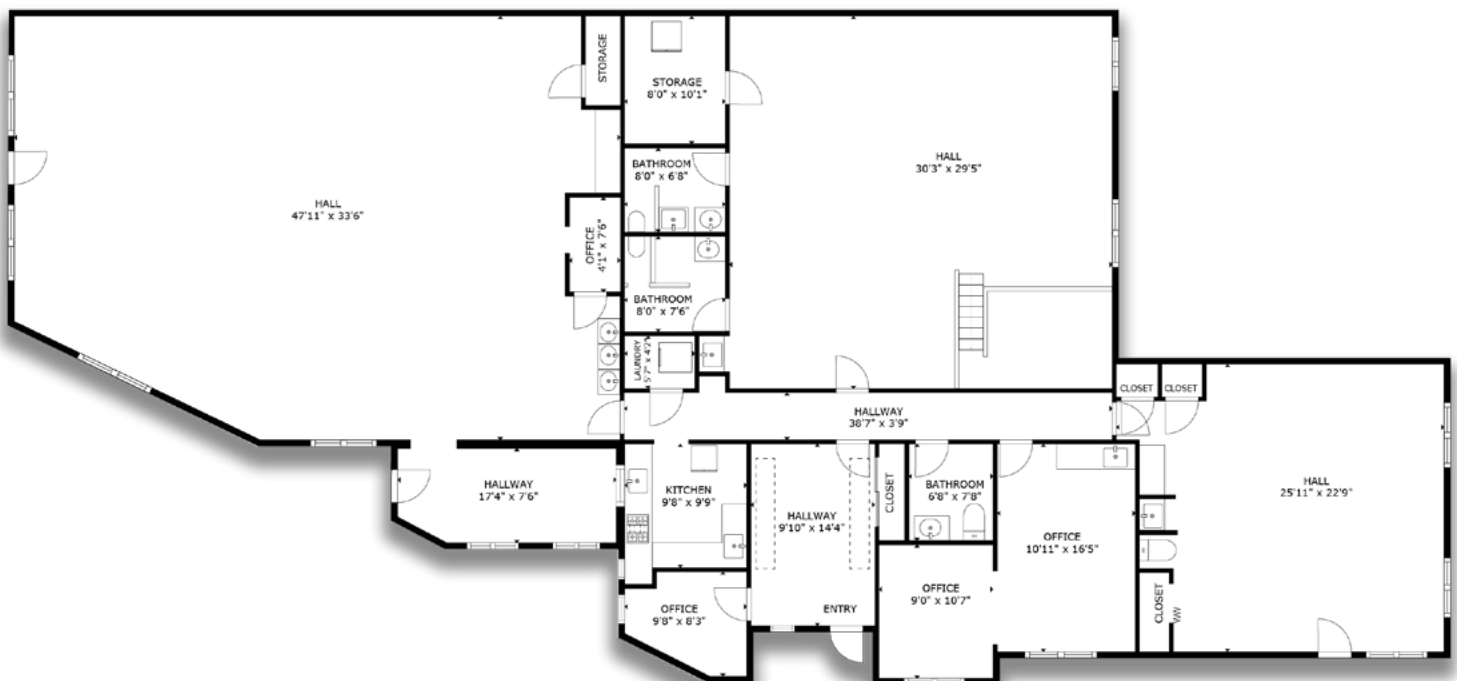
#### Guy Cox

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# Floor Plan



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