

Highly Visible Office/Retail Space for Lease

600 21ST STREET, SUITE 130, COLORADO SPRINGS, CO 80904



Overview Don't miss out on this outstanding opportunity to elevate your business in one of Colorado Springs' most sought-after locations.

- **Size:** 3,926 SF of flexible Office/Retail space
- **Location:** Highly visible and easily accessible at Highway 24 and 21st Street
- **Parking:** Ample on-site parking available for both employees and clients
- **Accessibility:** Situated in the thriving Roundhouse Center (Van Briggles building) with high foot traffic
- **Visibility:** Prominent monument signage opportunities to enhance brand presence

For more information or to schedule a private tour, please get in touch with **Guy Cox** or **Chris Myers**.

Suite #:	Size:	Lease Rate:
130	3,926 SF	\$23.76 + \$14.15 (NNN) = \$12,401.88

Highlights

- High Visibility
- Ample Parking
- Easy Access
- Modern Buildout

Property Details



Lease Rate
\$23.76 + \$14.15
(NNN) = \$12,401.88



Space Available
3,926 SF



Building Size
21,459 SF



Lot Size
3.03 Acres

Rev: September 16, 2024



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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.

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DEMOGRAPHICS



63,118
Population



41.4
Median Age



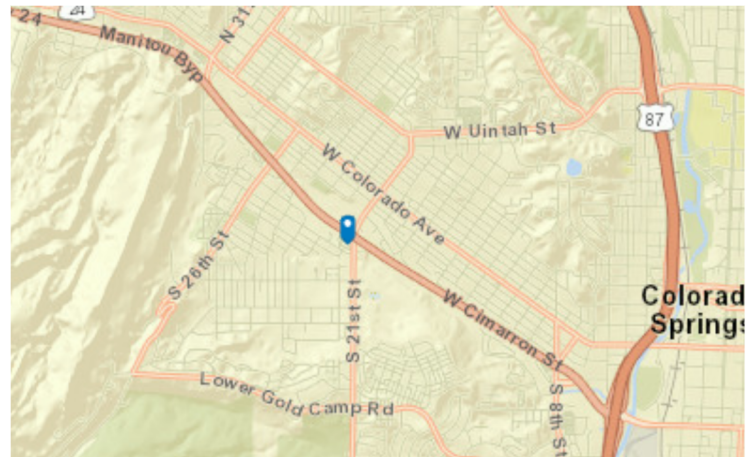
2.0
Average Household Size



\$73,777
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Bott Ave	17,577	0.0
Bott Ave	18,000	0.0
Midland Expy	12,248	0.1
S 21st St	40,998	0.1
Sheldon Ave	12,000	0.1



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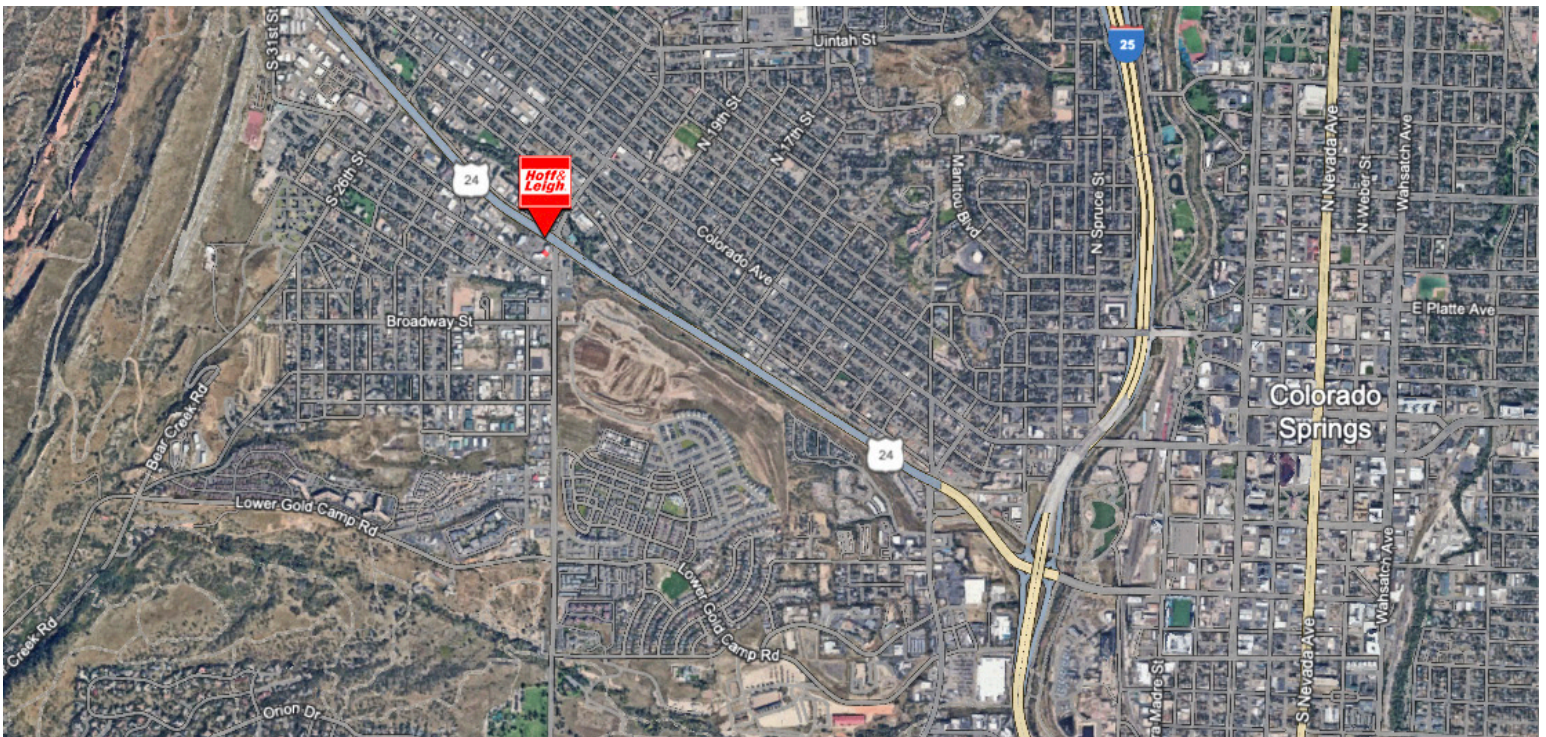
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