

# Commercial Space for Lease

1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



## Overview

1826 E. Platte, a prime commercial property located in the heart of Colorado Springs.

The building has been recently updated with new flooring and paint, making it move-in ready for your business. The location is ideal for office users looking to be in a high-traffic area with easy access to major roads and highways. The property is located just east of downtown Colorado Springs with ample parking for customers and employees.

Tenants of suites will enjoy shared access to a well-appointed break room and a professional conference room, perfect for meetings and collaborations.





Don't miss out on the opportunity to lease an office in this prime commercial property. Contact Guy Cox or Chris Myers today to schedule a showing and see how this space can work for your business.

Suite #:	Available Space:	Lease Rate:
210	800 SF	\$1,000/Month (Gross)

## Highlights

- Central Location
- Near Downtown
- New Flooring and Paint
- Close to Memorial Hospital and Olympic Training Center

## Property Details

 <b>Lease Rate</b> \$15.00 SF/YR (Gross)	 <b>Space Available</b> 800 SF
 <b>Building Size</b> 19,584 SF	 <b>Zoning</b> MX-M

Rev: March 31, 2025

### 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.

### Guy Cox

C: 719.357.7494  
O: 719.630.2277  
GCox@HoffLeigh.com

### Chris Myers

C: 719.650.4627  
O: 719.630.2277  
CMyers@HoffLeigh.com





# Commercial Space for Lease

1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



Rev: March 31, 2025



## 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.

## Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

## Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

# Commercial Space for Lease

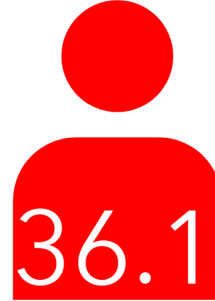
1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909

1826 E Platte Ave, Colorado Springs, Colorado, 80909

## DEMOGRAPHICS



122,359  
Population



36.1  
Median Age



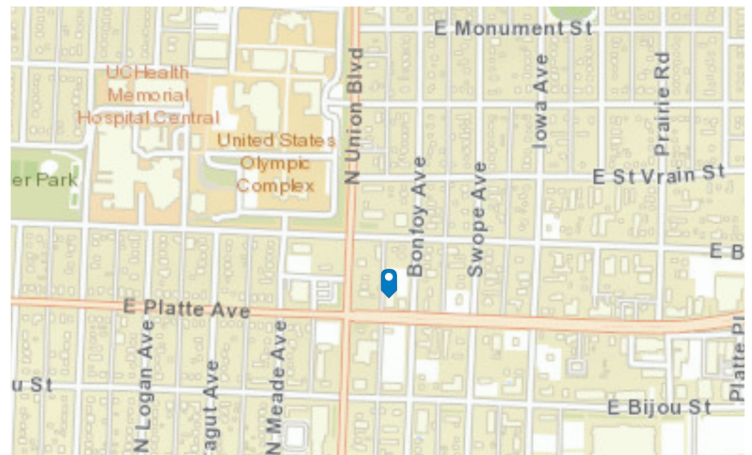
2.2  
Average  
Household Size



\$47,196  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Union Blvd	28,445	0.0
E Platte Ave	26,316	0.1
Bonfoy Ave	27,600	0.1
N Union Blvd	8,963	0.1
N Union Blvd	22,907	0.1



Rev: March 31, 2025

### 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.

### Guy Cox

C: 719.357.7494  
O: 719.630.2277  
GCox@HoffLeigh.com

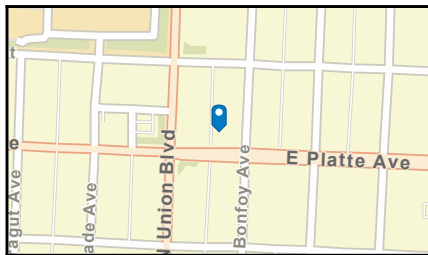
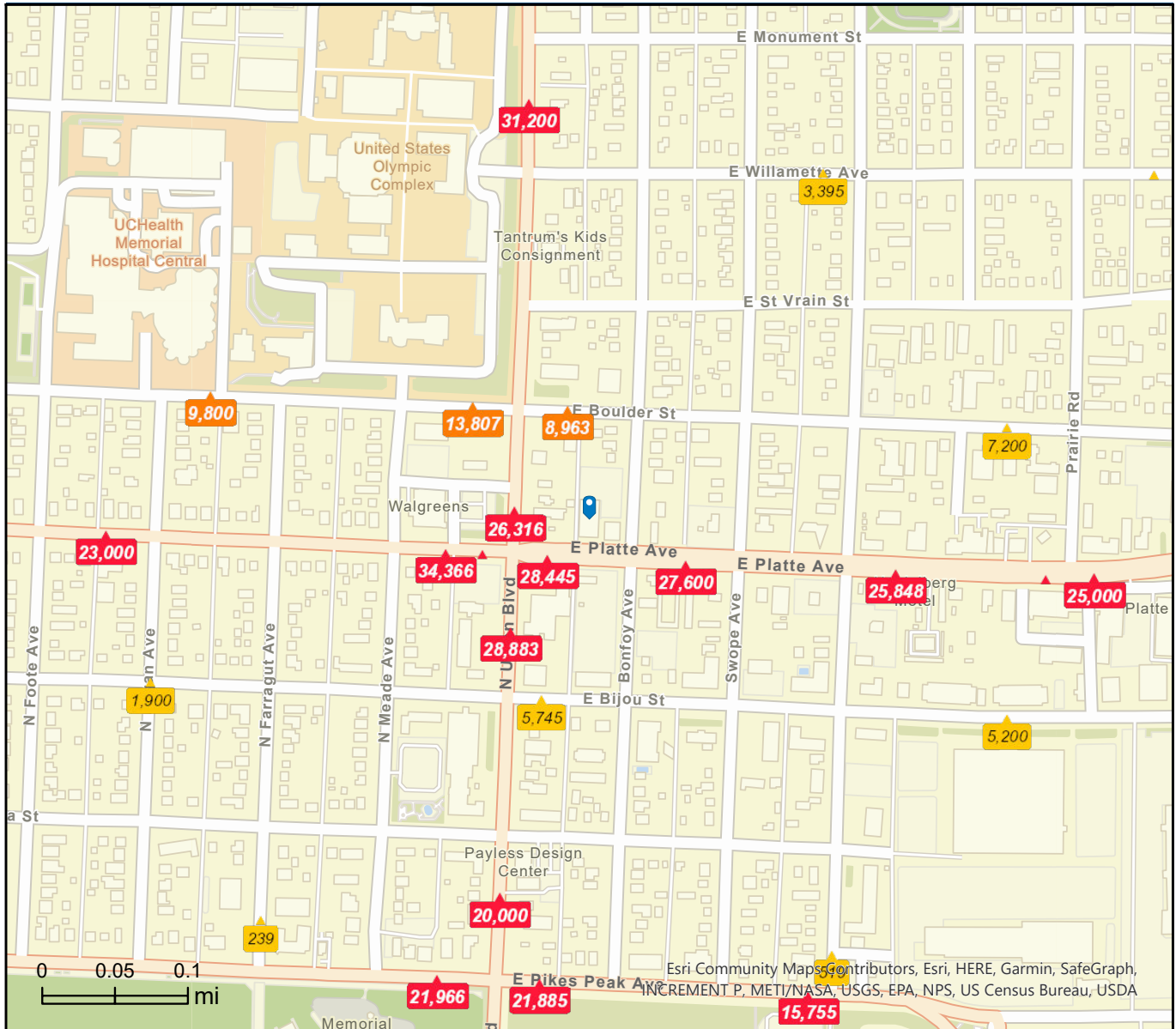
### Chris Myers

C: 719.650.4627  
O: 719.630.2277  
CMyers@HoffLeigh.com



# Commercial Space for Lease

1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



Rev: March 31, 2025

## 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.

## Guy Cox

C: 719.357.7494

O: 719.630.2277

G.Cox@HoffLeigh.com

## Chris Myers

C: 719.650.4627

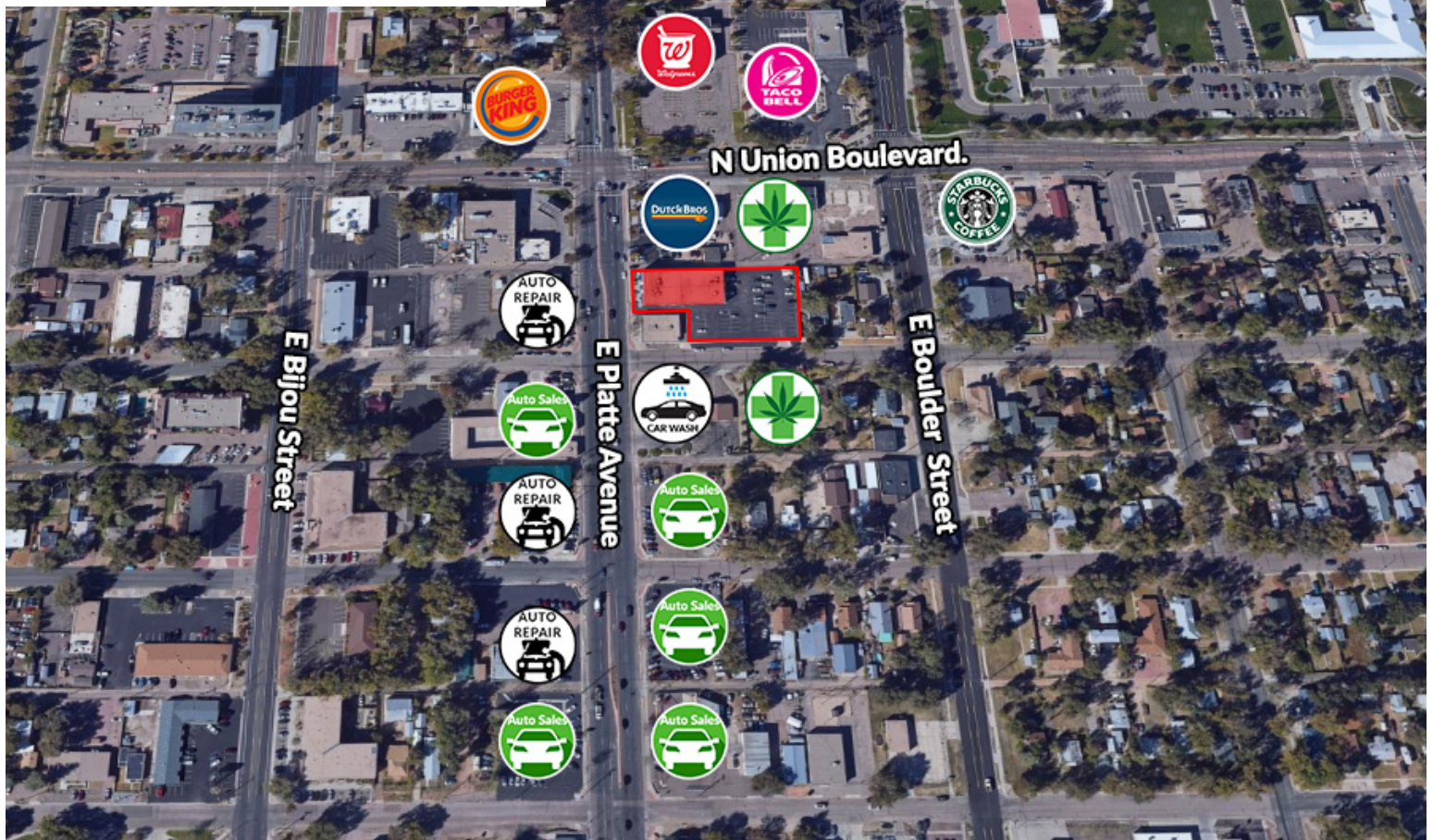
O: 719.630.2277

C.Myers@HoffLeigh.com



# Commercial Space for Lease

1826 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



Rev: March 31, 2025

## 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.

## Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

## Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com