



**OFFICE/RETAIL
FOR SALE/LEASE**

**1809 - 1815 N Circle Dr
Colorado Springs, CO 80909**

PROPERTY SPECIFICATIONS

LOCATION: 1809 - 1815 N Circle Dr
Colorado Springs, CO 80909

BUILDING SIZE ±6,270 SF

AVAILABLE SPACE: 1809: ±1,420 SF
1813: ±1,320 SF
1815: ±2,310 SF

SALE PRICE: \$2,000,000

LEASE RATE \$15.00 / SF + NNN

NNN: \$5.00 / SF

ZONING: PBC

MAP



Additional Features:

- "Drive-Thru" in place
- High Traffic Count
- High Visibility
- Located within **Opportunity Zone**

JASON CASTRO

President

TYSON LIESE

Co-Broker



PEAK Commercial Properties
jason@peakcp.net
719.227.9987

Colorado Foothills Properties
tysonliese@coloradofoothillsproperties.com
719.231.1128

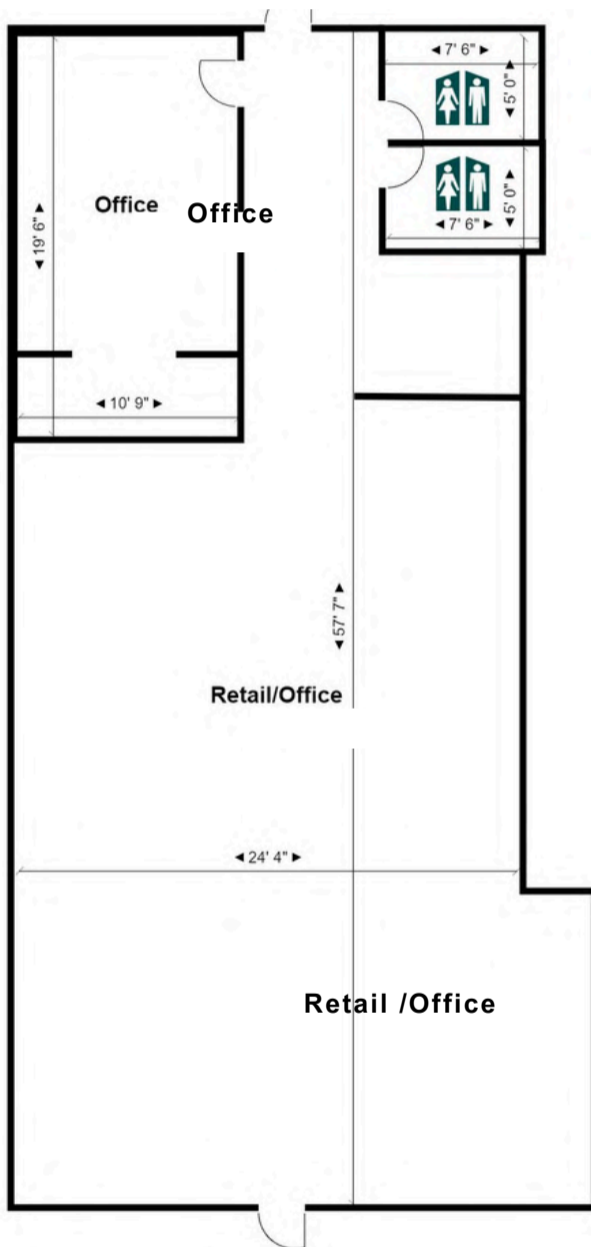
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FLOOR PLAN

1809

±1,420 SF



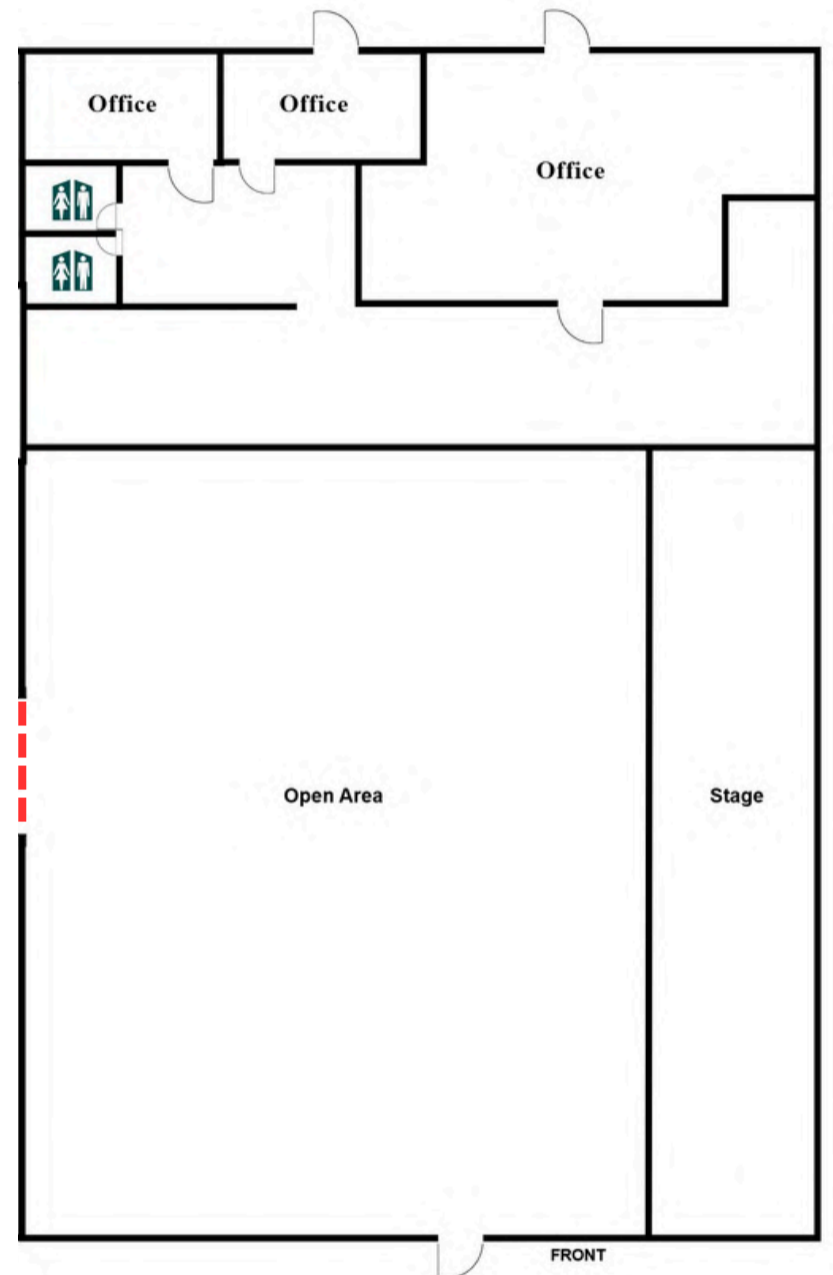
1813 & 1815

Can combine or separate

±1,320 SF



±2,310 SF



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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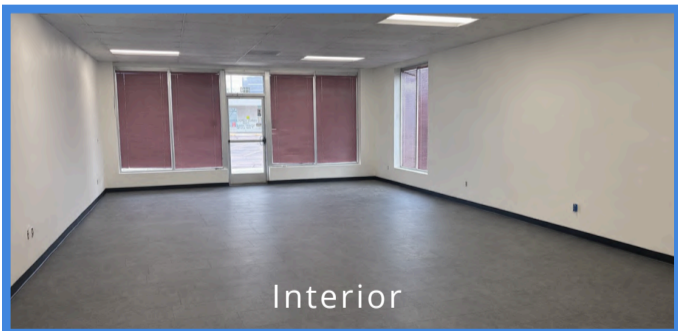
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AERIAL



PHOTOS

1809



Interior

1813



Interior

Interior

1815

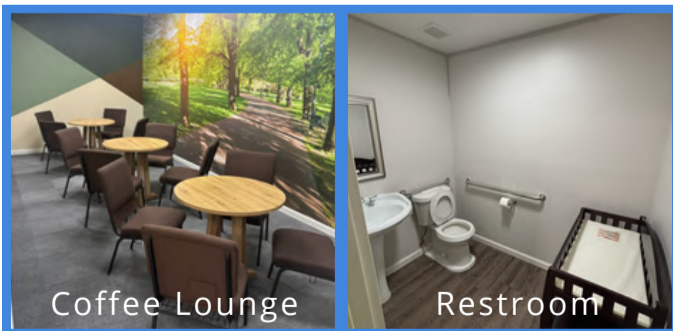


Audience Area



Office

Restrooms



Coffee Lounge

Restroom



Stage

Restroom

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2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907

719.227.9987

www.peakcp.net

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