

# NORTH MAIN OFFICE BUILDING

720 NORTH MAIN STREET, PUEBLO, CO 81003

PROPERTY SUMMARY

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Recently renovated office space featuring 24-hour secure entry, elevator access, shared conference room, secure parking, and daily janitorial service. Excellent visibility with signage opportunities and convenient access to I-25, Colorado Springs, and Denver. Ideal for professional office use.

## PROPERTY HIGHLIGHTS

- 24-Hour secure entry
- Recently renovated with many capital expenditures
- Secure parking lot and ample street parking
- Close Proximity to many restaurants and stores
- Elevators serve all floors
- Large conference room available to all tenants.
- Convenient access to I-25 / Colorado Springs and Denver
- Prominent Signage Opportunities
- Daily janitorial services

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Full Service)
Number of Units:	24
Available SF:	1,235 - 1,554 SF
Lot Size:	1.42 Acres
Building Size:	41,524 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	180	871	3,685
Total Population	339	1,655	8,445
Average HH Income	\$36,861	\$39,427	\$49,913



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LEASE SPACES

OFFICE BUILDING FOR LEASE



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,235 - 1,554 SF	Lease Rate:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
412	Available	1,235 SF	Full Service	\$15.00 SF/yr	Large conference area with one individual office and a reception area.
418	Available	1,554 SF	Full Service	\$15.00 SF/yr	One large main area with three individual offices.

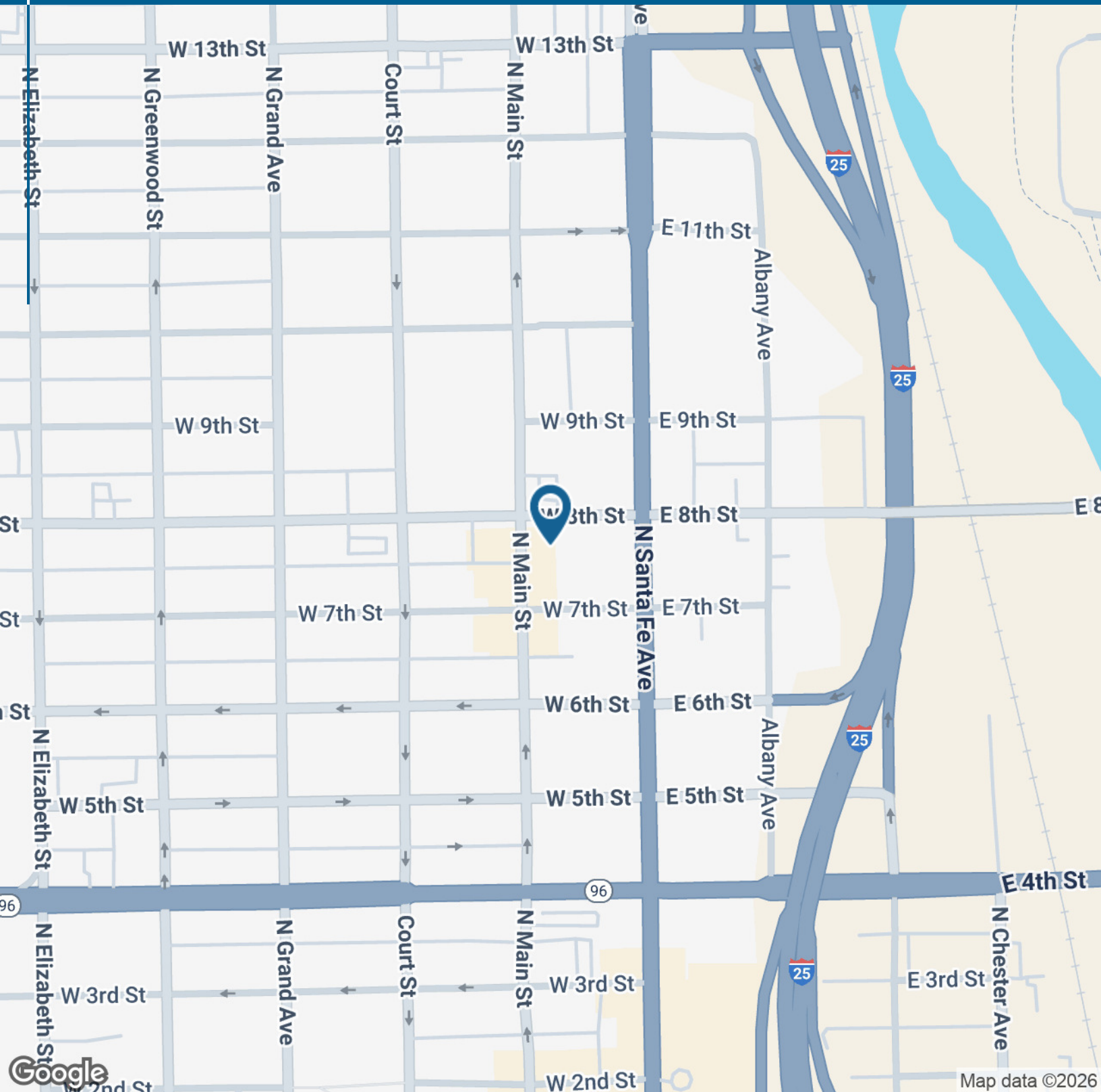


# NORTH MAIN OFFICE BUILDING

720 NORTH MAIN STREET, PUEBLO, CO 81003

LOCATION MAP

OFFICE BUILDING FOR LEASE



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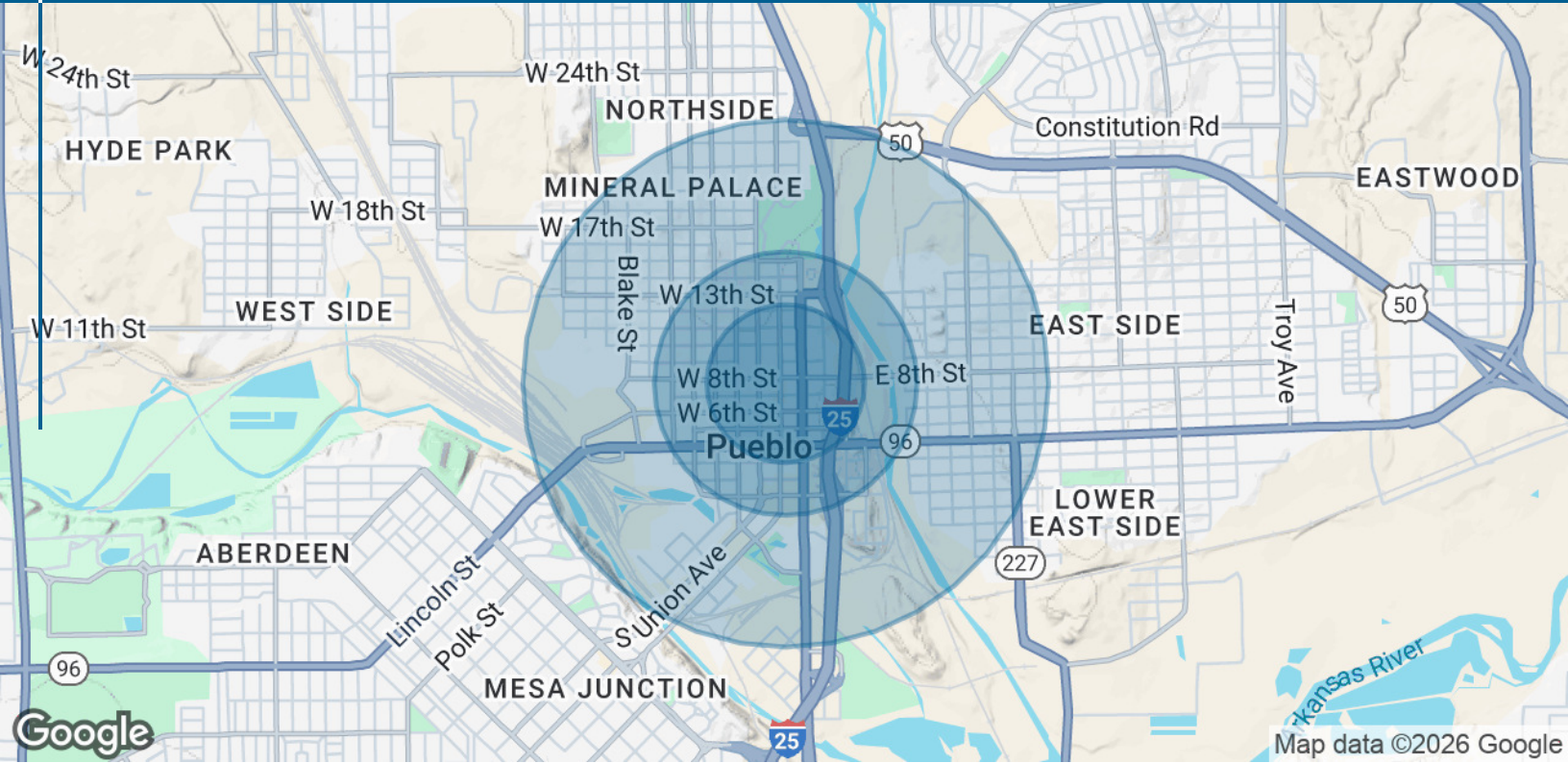
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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	339	1,655	8,445
Average Age	48	47	41
Average Age (Male)	46	44	40
Average Age (Female)	51	49	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	180	871	3,685
# of Persons per HH	1.9	1.9	2.3
Average HH Income	\$36,861	\$39,427	\$49,913
Average House Value	\$287,312	\$292,760	\$207,607

Demographics data derived from AlphaMap



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