

OFFICE SPACE FOR LEASE

Suite 104 | 6055 Lehman Dr., Colorado Springs, CO 80918



\$1,295 /month all-in

\$2.12/SF per month

611 SF | 3 offices + break area

**NO TRIPLE NET
(NO NNN)!**



We love small business! This is a great centrally located space for your growing small business, with a lease rate that stays the same every month—no unexpected NNN expenses.



Quiet 1-story building with no stairs, handicap accessible access, wide hallways, and ample parking.



The all-in lease rate includes utilities, maintenance, and common area custodial service.



Common area bathrooms include two female stalls, one male stall, and one urinal.



Xfinity Business Fiber available for high-speed connectivity.



Air conditioned.



Main Office Area



Break Area

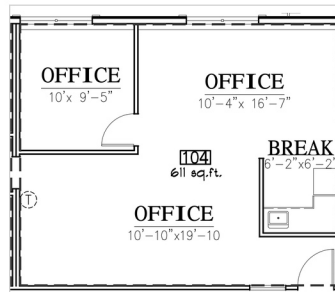


Private Office

FEATURES

- ✓ 611 sq ft suite
- ✓ 3 private offices
- ✓ Break area
- ✓ All-in pricing
- ✓ No NNN
- ✓ Utilities included
- ✓ Maintenance included
- ✓ Common area custodial included
- ✓ Handicap accessible
- ✓ Wide hallways
- ✓ Ample parking
- ✓ Air conditioning
- ✓ Xfinity Business Fiber available

SUITE LAYOUT



Approx.
611 sq. ft.
3 offices +
break area.

FOR INFORMATION CONTACT:

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