

RETAIL SPACE FOR SUBLEASE

115 N Tejon Street

115 N TEJON ST., #110, COLORADO SPRINGS, CO 80903



Located in the heart of Downtown Colorado Springs, this unique retail space at **115 N Tejon Street** offers an excellent opportunity for businesses seeking a prime location in a high-traffic area. Nestled between Bijou St. and Kiowa St., this space provides heavy pedestrian activity and a charming downtown atmosphere.

- Sublease available through 05/31/2026
- Ability to sign longer lease
- Large storefront windows
- Modern, open layout with hardwood flooring, exposed bricks, high ceilings, and ample natural light
- Currently built-out as a Pilates and barre studio
- Private alley entrance

AVAILABLE SPACE:

Unit 110: 1,409 SF

LEASE RATE:

\$2,818.00 / Mo + NNN

NNN EXPENSES (2025 Est.):

\$7.21 / SF NNN

SUBLEASE EXPIRATION:

05/31/2026

YEAR BUILT/RENOVATED:

1929/2022

ZONING:

C-6



JEREMY SHIRLEY
jeremys@oliverreg.com
C: 719-244-5182

MIKE SCRUGGS
mscruggs@oliverreg.com
C: 719-510-5795



OLIVE

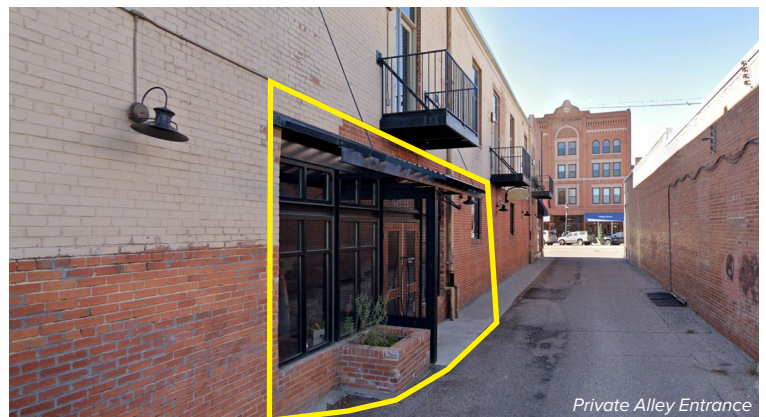
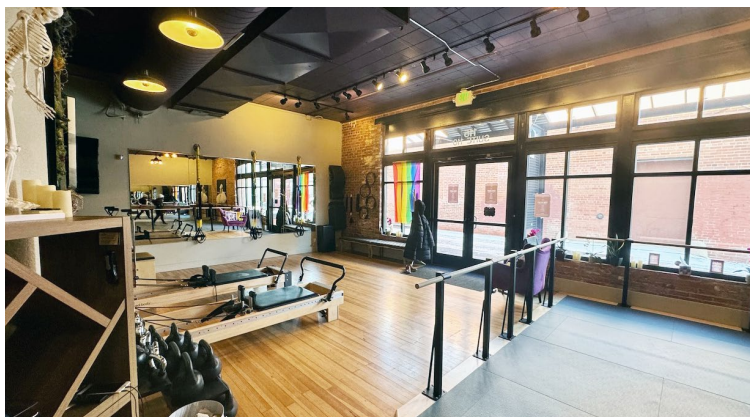
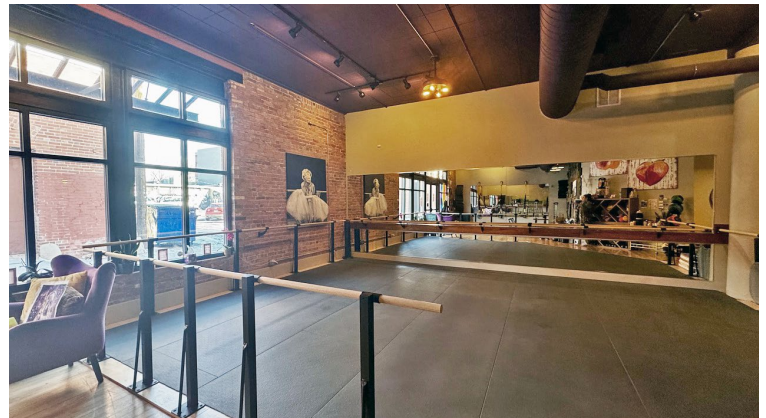
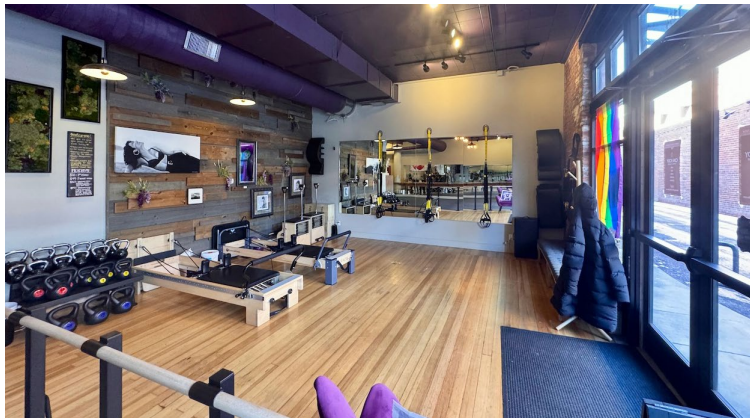
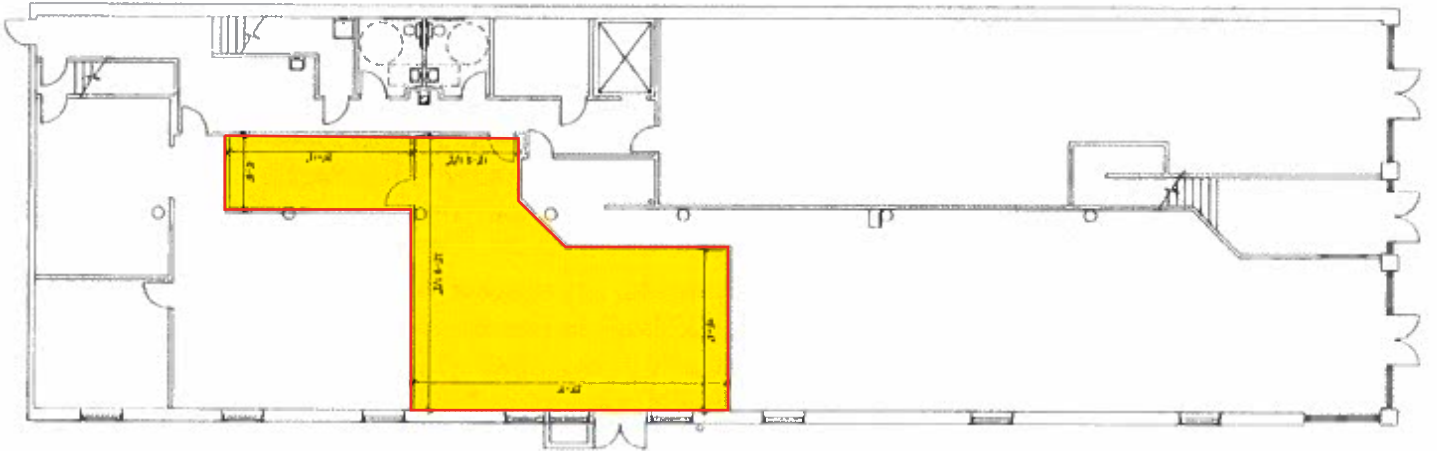
REAL ESTATE GROUP, INC.

RETAIL SPACE FOR SUBLEASE 115 N. Tejon Street

115 N. TEJON ST., #110, COLORADO SPRINGS, CO 80903

FLOOR PLAN

115 N TEJON ST., UNIT 110
1,409 SF AVAILABLE



Private Alley Entrance

102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

Olive Real Estate Group, Inc. Copyright 2025. Reproductions are legally prohibited without written consent.
Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.