



Colorado Springs
Commercial



\$1,100,000

~~\$1,200,000~~

Condo Sale Price

955-957 E COLORADO AVE COLORADO SPRINGS, CO 80903

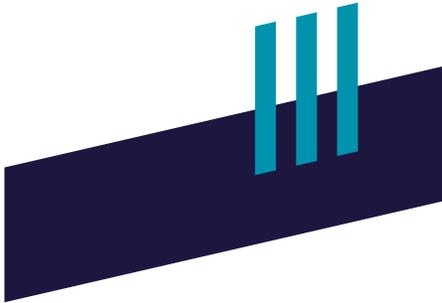
OFFICE/MEDICAL CONDO FOR SALE
6,966 SF AVAILABLE



PROPERTY HIGHLIGHTS

Positioned in the heart of Colorado Springs, this office/medical condo offers an efficient and versatile layout with immediate connectivity to surrounding medical and professional developments. The property is located just minutes from Pikes Peak Avenue, providing quick access to downtown, major thoroughfares, and nearby healthcare facilities.

Its central location, strong visibility, and proximity to expanding medical and professional corridors make 955-957 E Colorado Ave a unique opportunity to own office space in a growing area of the city.



 **9,348 SF**
Building Size

 **MX-M CR**
Zoning

 **\$1,100,000**
~~\$1,200,000~~
Condo Sale Price

 Monument Signage Available

 **6,966 SF**
Available Space

 Approx. **5 per 1,000 RSF**
Parking Ratio

 **1984**
Year Built



DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,682	51,051	109,087



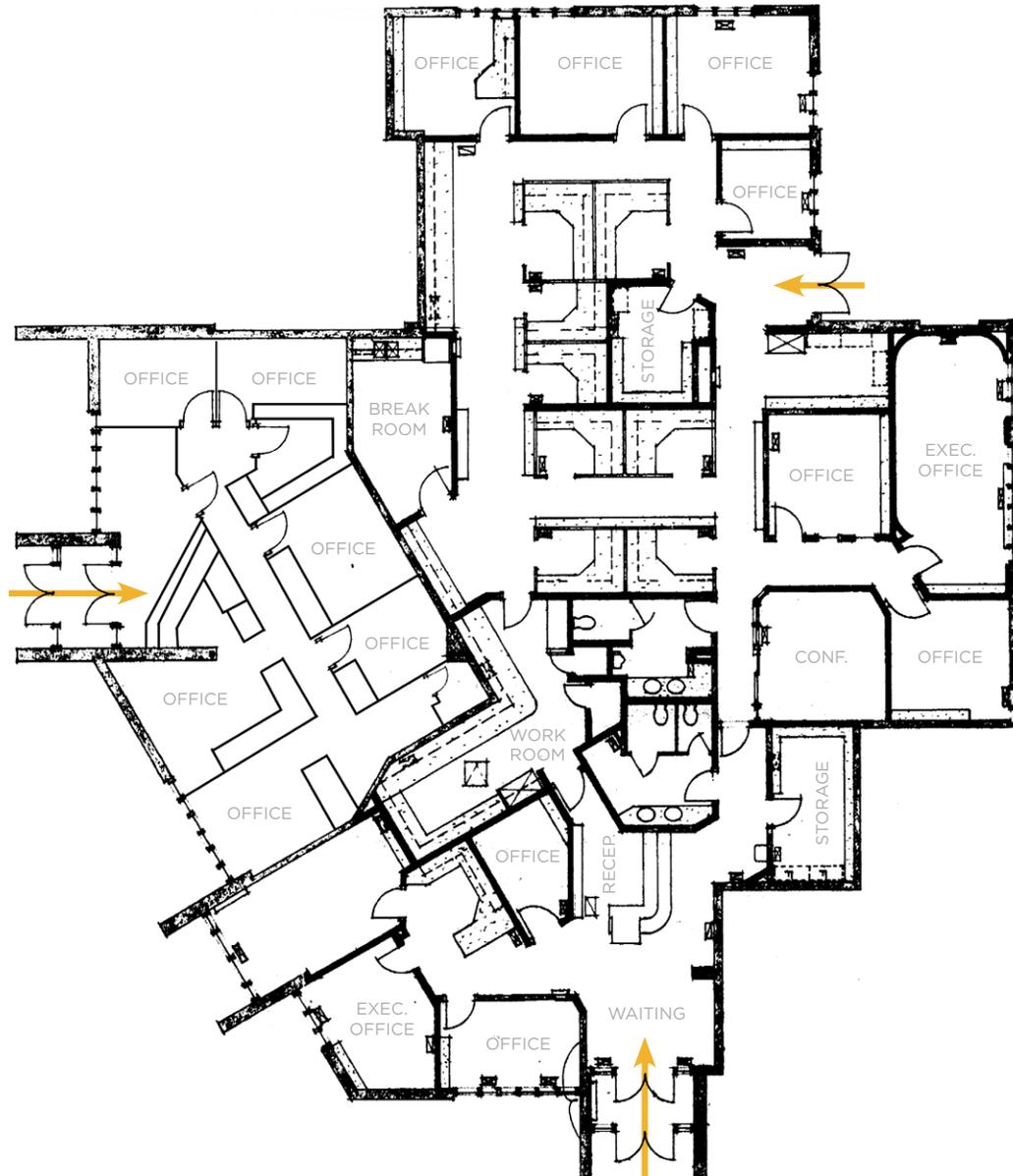
POPULATION

1 MILE	3 MILES	5 MILES
11,578	114,513	256,994



AVERAGE HOUSEHOLD INCOME

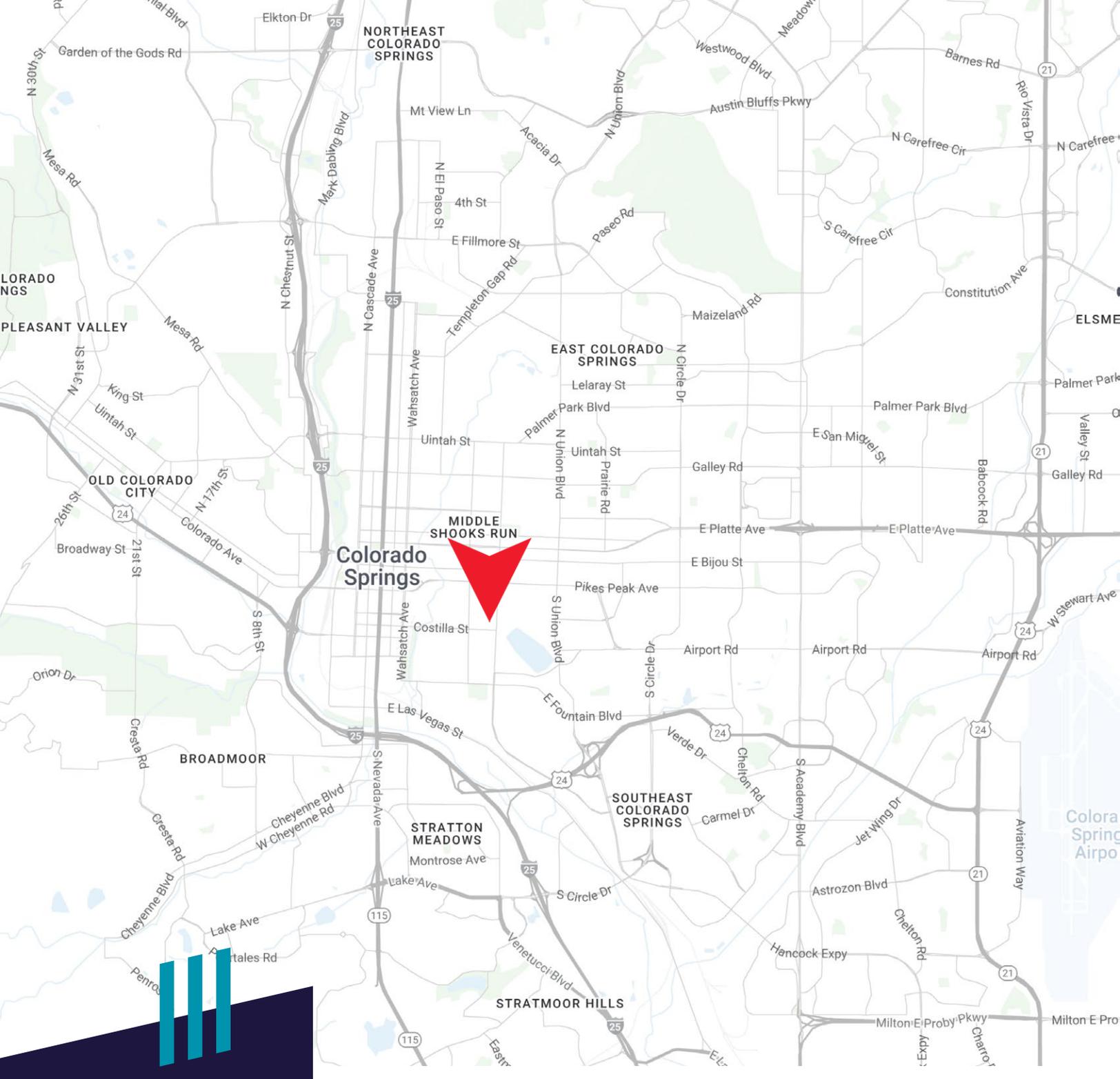
1 MILE	3 MILES	5 MILES
\$76,710	\$73,907	\$79,015



FLOORPLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.





DAVID SCHROEDER

Managing Director

+1 719 418 4066

dschroeder@coscommercial.com



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

90 S Cascade Ave., Suite 1150

Colorado Springs, CO 80903

+1 719 634 1500

coscommercial.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.