



FOR LEASE

# AUSTIN BLUFFS OFFICE SUITES

1849 Austin Bluffs Parkway  
Colorado Springs, CO, 80918



## PROPERTY

### overview

Beautiful office space for lease! Brand new finishes, Easy access to Austin Bluffs and Union corridors, as well as close proximity to UCCS campus. This quaint building is the perfect fit for any small office-type user!

## OFFERING

### summary

SF: +/- 1,374 SF

Lease Rate: Contact Broker

Zoning: OR

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

HELEN CAMERON | 719-233-2331  
helen@thrivecommercialpartners.com

ANNKELLY CAMERON | 719-233-2318  
annkelly@thrivecommercialpartners.com

PO Box 1329 | Colorado Springs, CO 80901 | 719.530.4400 | thrivecommercialpartners.com



## AREA demographics

### 1 MILE

Total Households	3,522
Total Population	8,622
Average HH Income	\$81,029

### 3 MILES

Total Households	46,313
Total Population	105,482
Average HH Income	\$80,659

### 5 MILES

Total Households	46,313
Total Population	282,875
Average HH Income	\$84,391

Traffic Counts: Austin Bluffs Pkwy & Meadow Ln 58,657 VPD (2024 Est.)

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