

7 E. Cimarron St.

Colorado Springs, CO 80903

FOR SUBLEASE



For More Information
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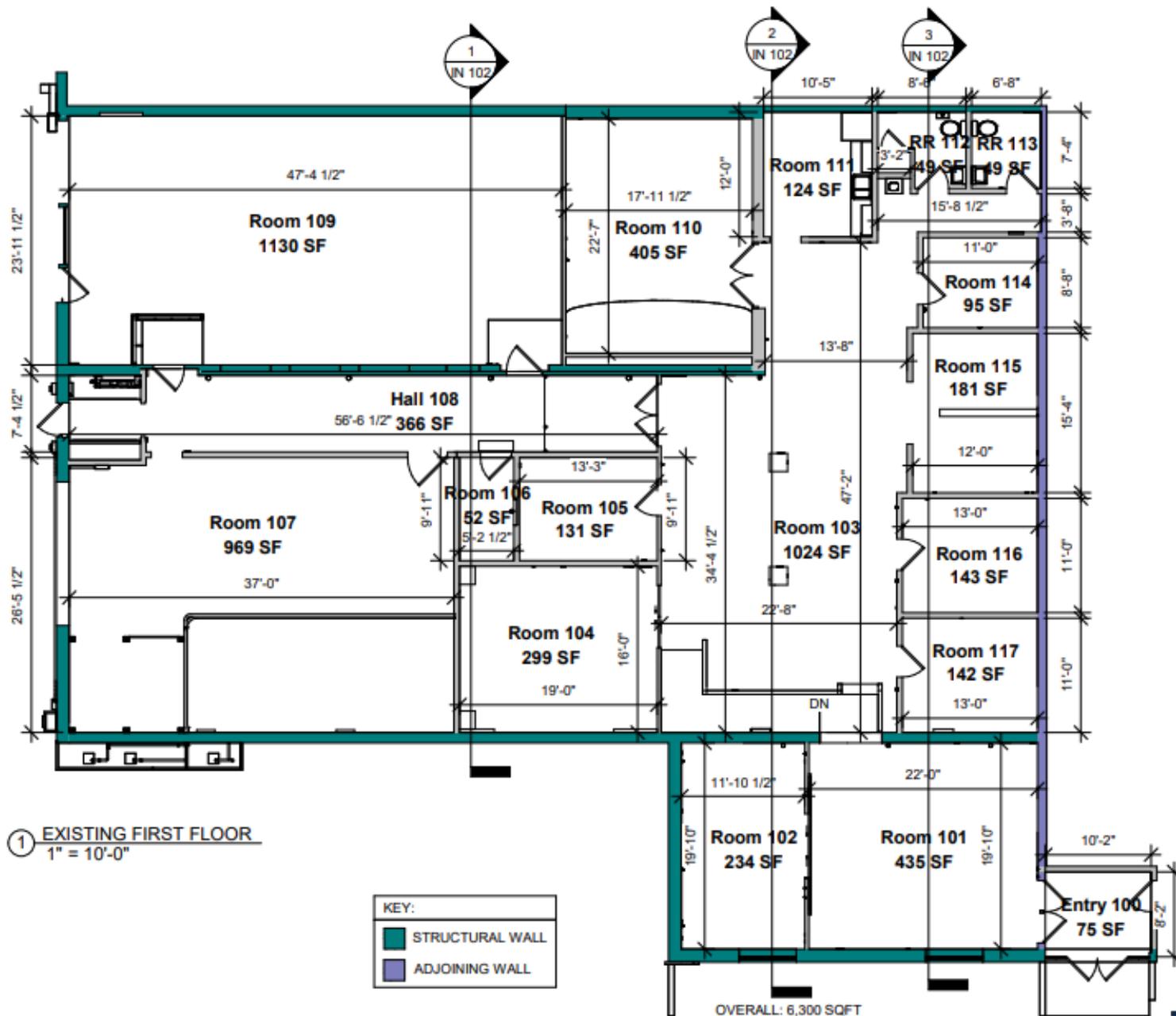
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THRIVE[™]
COMMERCIAL PARTNERS

Investing in the future through people

FLOORPLAN



OFFERING SUMMARY



AVAILABLE SF:

6,300 SF



PRICE:

\$16.00 PSF
NNN



ZONING:

FBZ-CEN

10 parking spaces
are included

AREA DEMOGRAPHICS

1 MILE

Total Households | **3,746**

Total Population | **7,486**

Average HH Income | **\$72,127**

3 MILES

Total Households | **43,553**

Total Population | **95,312**

Average HH Income | **\$81,440**

5 MILES

Total Households | **96,836**

Total Population | **226,145**

Average HH Income | **\$80,676**

±6,300 SF office and flex space in a prime downtown location. The space is approximately 60% office and 40% warehouse. Office areas have modern finishes and could be repurposed as showroom space. Features include two overhead drive-in doors and on-site parking. Conveniently located just minutes from the Cimarron exit, offering excellent access and functionality for a variety of users.





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