

OFFICE FOR LEASE

BROADMOOR OFFICE SUITES

1763 SOUTH EIGHTH ST., COLORADO SPRINGS, CO 80905



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Move-in Ready Office Space for Lease with 8th Street Frontage
- 1,020 SF Available Immediately
- Featuring Three (3) Private Offices
- Monument Signage Available
- Ample Storage with Kitchenette / Break Room
- Excellent Access: 1.3 Miles to I-25, 0.7 Miles to US-24 / Cimarron St., 2 Miles to Downtown Colorado Springs & 10 Miles to Colorado Springs Airport

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	33,523	\$93,703	\$459,969
5 Mile	186,308	\$83,747	\$384,820
10 Mile	479,703	\$88,177	\$363,703

PROPERTY DETAILS

AVAILABLE	Unit 4: ±1,020 SF
LEASE RATE	\$1,700.00 / Month FSG
PARKING	6.22 / 1,000
Y.O.C.	1985
BUILDING SIZE	4,014 SF
USE	Professional Office
CITY / COUNTY	Colorado Springs / El Paso

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 13,000 VPD at S. 8th St. & Oxford Lane N.
Approx. 46,000 VPD at S. 8th St. & W. Cimarron St.
Approx. 95,500 VPD on US-24 at W. Cimarron St.

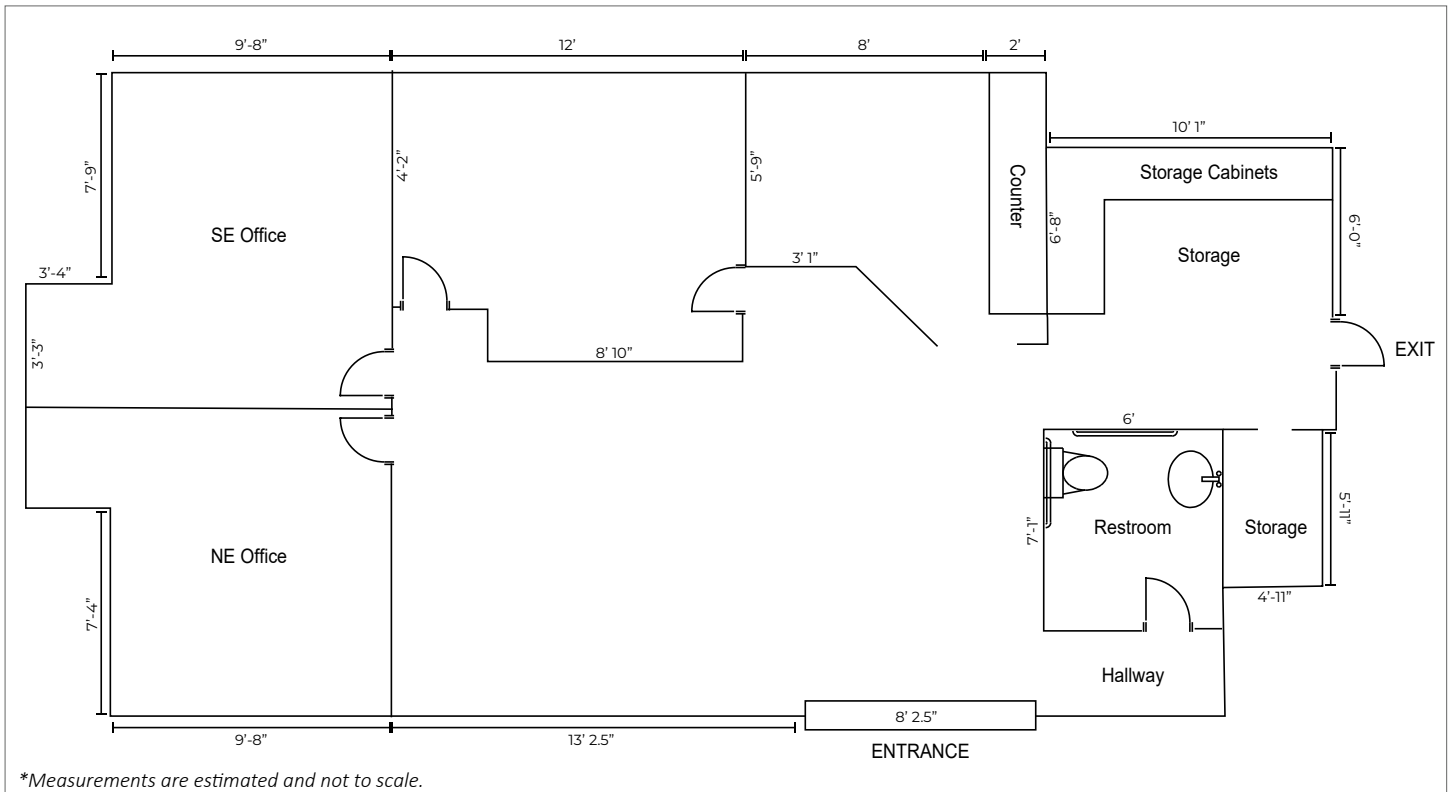
TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

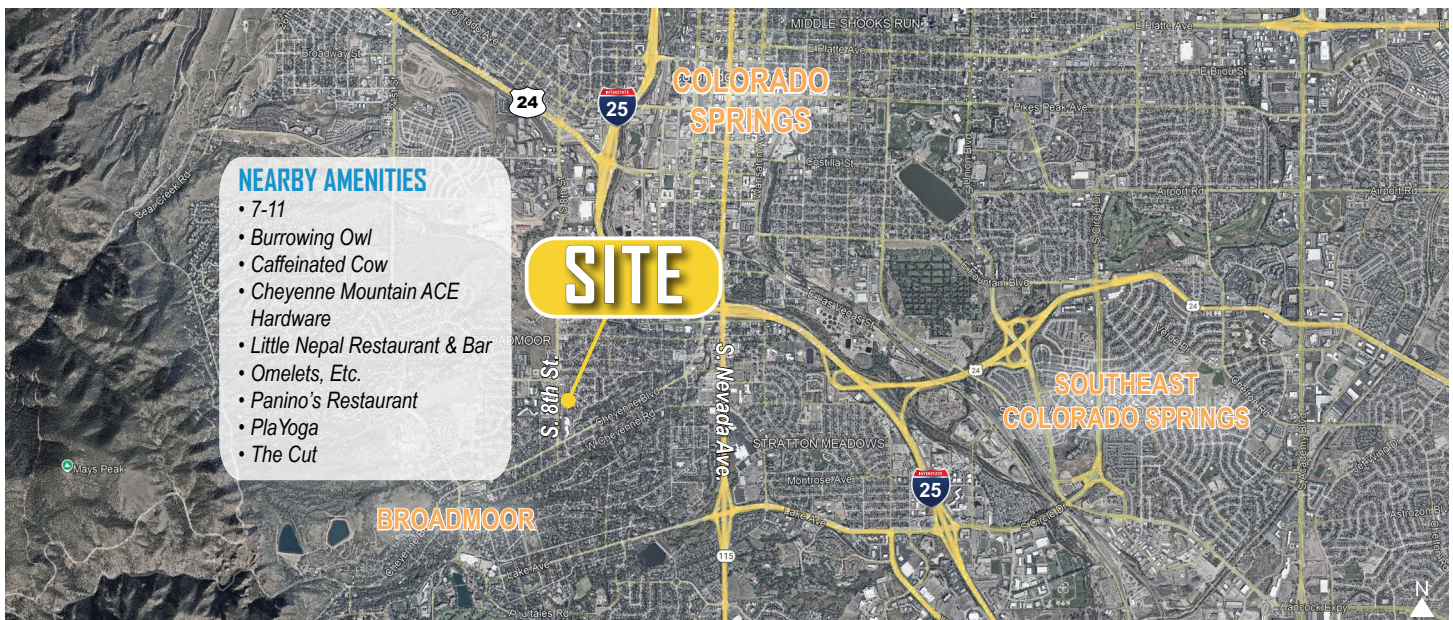
NICK BEACH

V.P. Sales & Leasing
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FLOOR PLAN



SITE LOCATION



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