

Adjacent Covered  
City Garage!

# HISTORIC ALAMO BUILDING

128 S. Tejon St. Colorado Springs, CO 80903

FOR LEASE

For More Information  
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COMMERCIAL PARTNERS

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# OFFERING SUMMARY



## AVAILABLE SPACE:

FLOOR 1: 9,382 SF

FLOOR 2: 3,169 SF  
882 SF

FLOOR 3: 3,446 SF

FLOOR 4: 1,561 SF



## LEASE RATE:

\$16.00/SF/YR

NNN: \$8.58 (2023 Est.)



## TI ALLOWANCE:

TBD

## TRAFFIC COUNTS:

S 8TH ST & W CIMARRON ST  
46,051 VPD

# HISTORY AND DETAILS

The Alamo office building, located in Downtown Colorado Springs, is rich in history. It originally opened as a hotel in 1886, catering to tourists and salesmen until it was converted to apartment homes in 1968. With Old World Charm, marble floors, and Van Briggles Fireplaces, 128 S. Tejon St. offers space like no other. Take advantage of the best of old and new through working at a historical landmark, conveniently located in the heart of busy downtown in an Opportunity Zone.



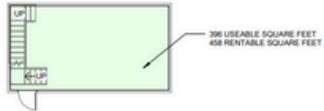


# PROPERTY PHOTOS

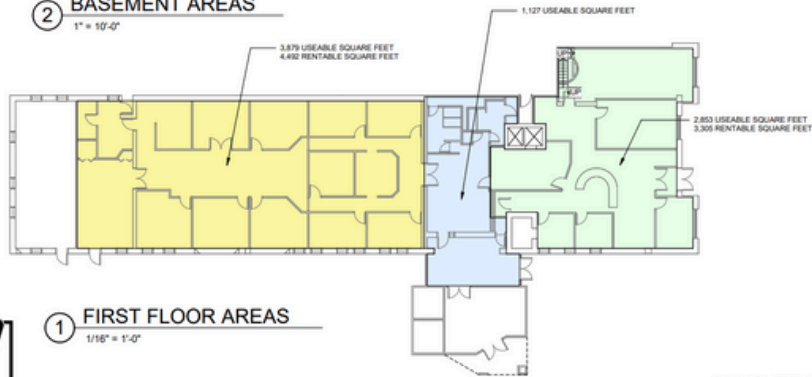




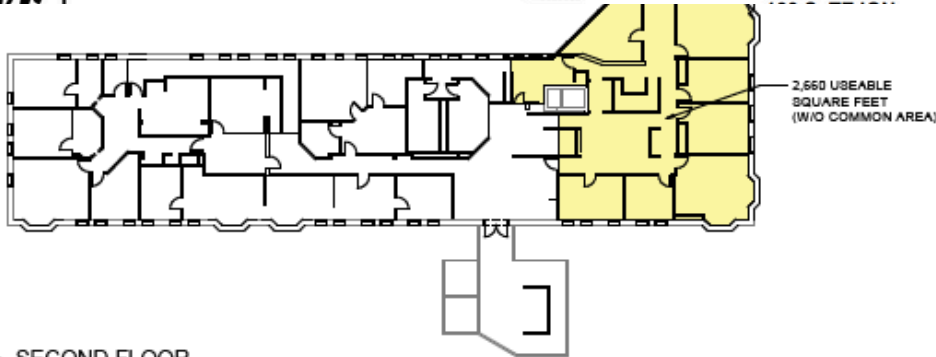
# FLOOR PLANS



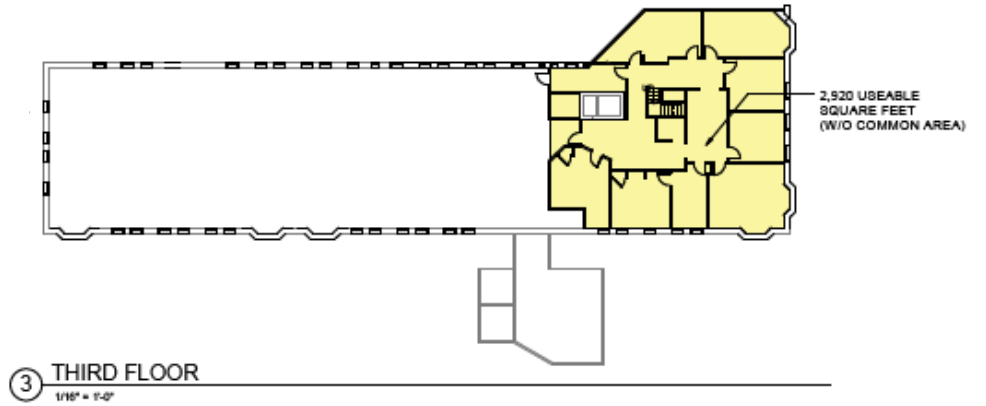
② BASEMENT AREAS  
1" = 10'-0"



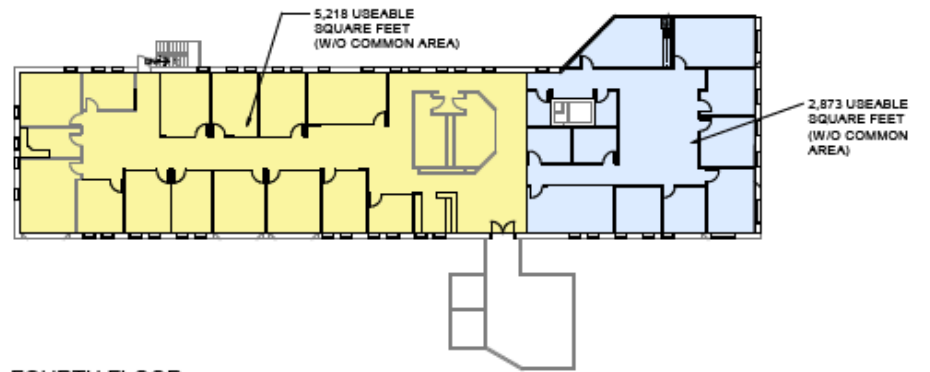
① FIRST FLOOR AREAS  
1/16" = 1'-0"



② SECOND FLOOR  
1/16" = 1'-0"



③ THIRD FLOOR  
1/16" = 1'-0"



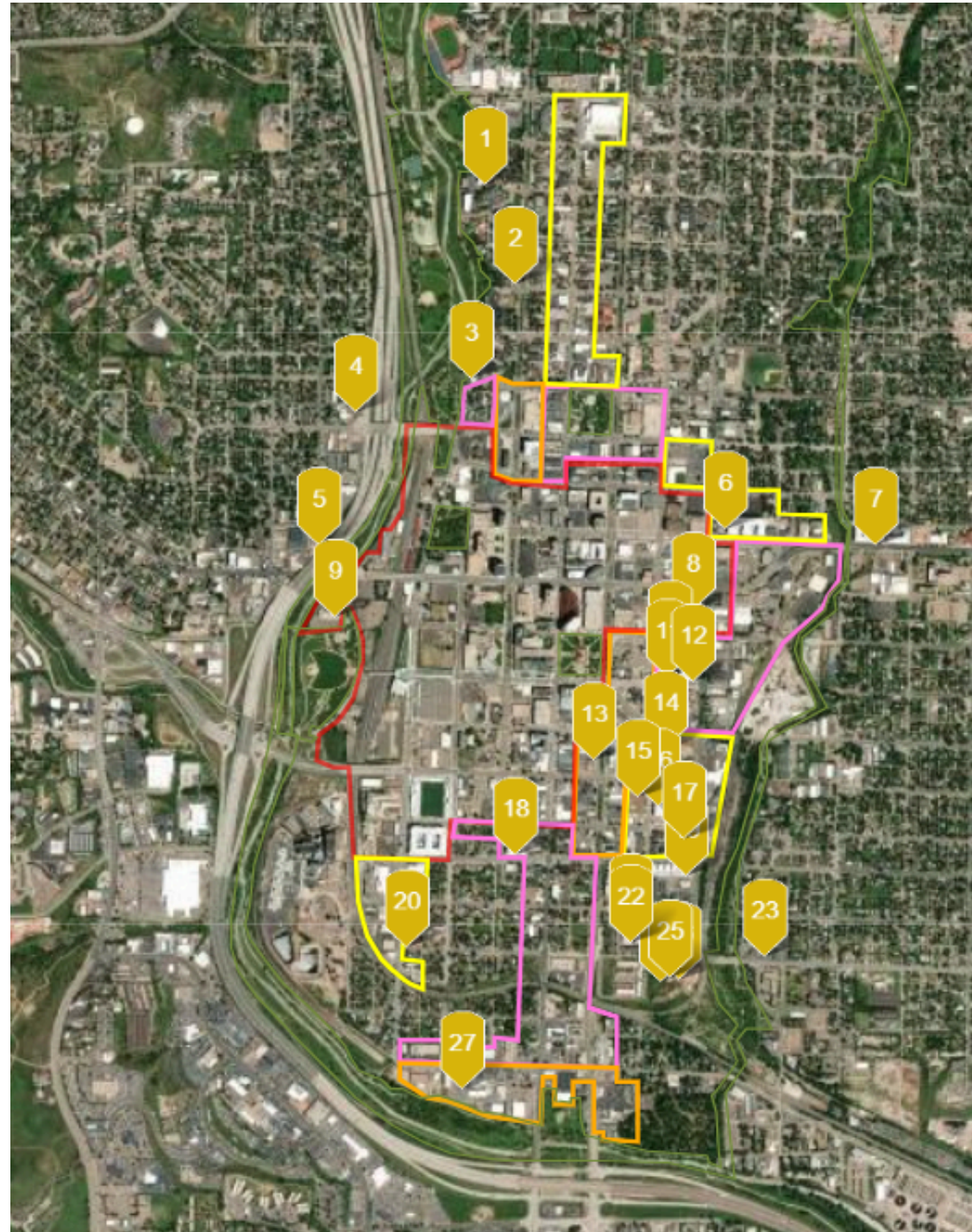
④ FOURTH FLOOR  
1/16" = 1'-0"

## DOWNTOWN DEVELOPMENTS

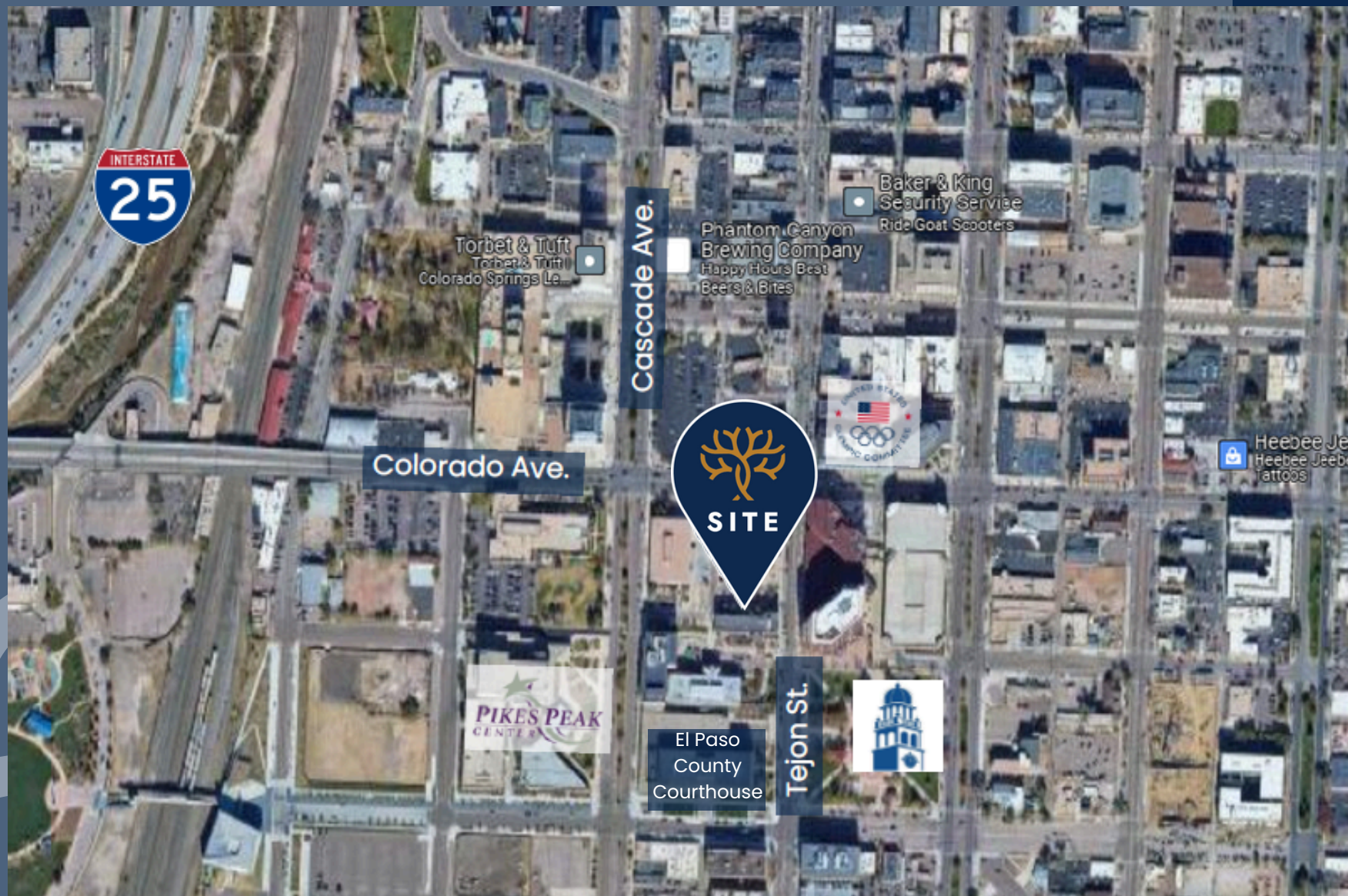
With 27 newly constructed apartment communities, downtown Colorado Springs' is developing at a rapid speed.

With its walkable environment, robust workforce concentration, one-of-a-kind shops, trail connectivity, state designation as a creative district, and the largest concentration of locally owned restaurants in the region, developers and investors are rediscovering the value of Colorado Springs' city center.

\*information above and map obtained from [downtowncs.com](http://downtowncs.com)







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.

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