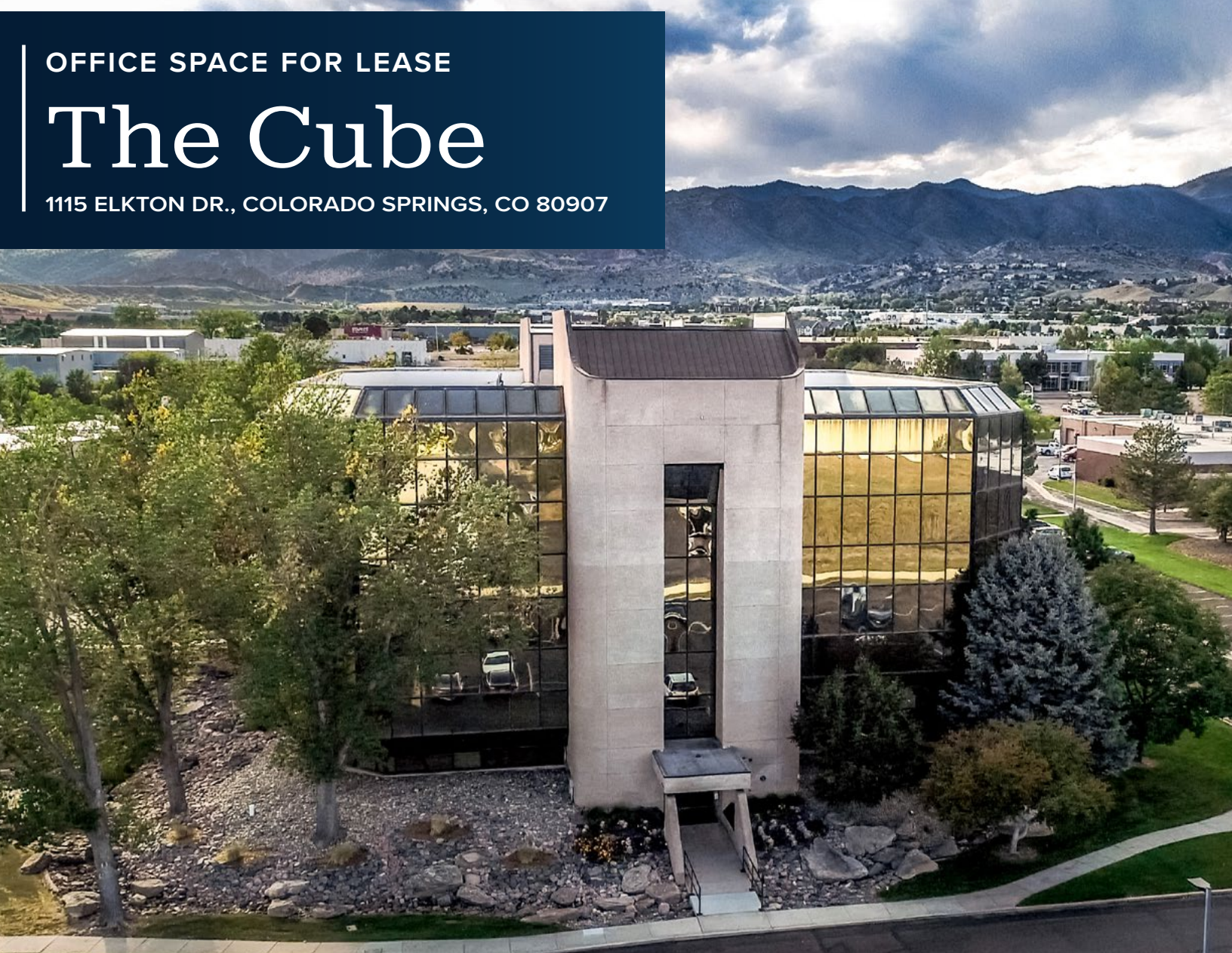


OFFICE SPACE FOR LEASE

# The Cube

1115 ELKTON DR., COLORADO SPRINGS, CO 80907



**THE CUBE** is a four-story medical office building situated on 3.55 acres in the northwest submarket of Colorado Springs. Ideally positioned just off of Garden of the Gods Road - a major arterial street known for its vibrant mix of retail, industrial, and office activity - the property offers excellent connectivity, including convenient access to I-25.

- Easy access to I-25
- Monument signage available
- Located on the highly sought after business corridor, Garden of the Gods Rd.
- Under new ownership

<b>BUILDING SIZE:</b>	46,857 SF
<b>AVAILABLE SPACE:</b>	Suite 203: 2,282 SF +/- Suite 202: 2,853 SF +/- Suite 404: 2,376 SF +/-
<b>LEASE RATE:</b>	\$12.00 / SF + NNN
<b>NNN EXPENSES (2025 Est.):</b>	\$8.00 SF
<b>YEAR BUILT:</b>	1981
<b>PARKING:</b>	4:1,000 SF
<b>T.I. PACKAGE:</b>	Market Standard



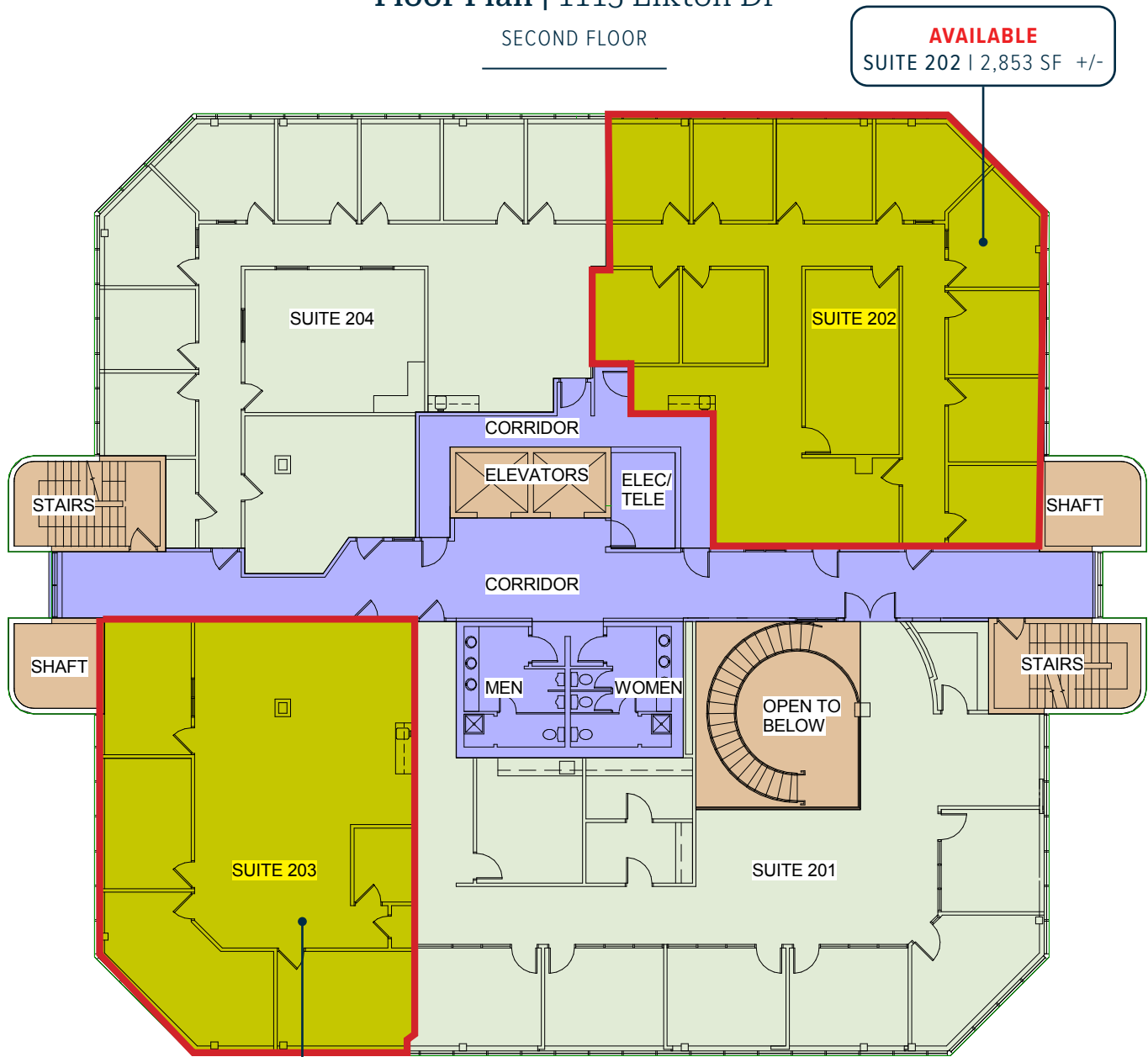
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## Floor Plan | 1115 Elkton Dr

SECOND FLOOR



**AVAILABLE**  
SUITE 203 | 2,282 SF +/-

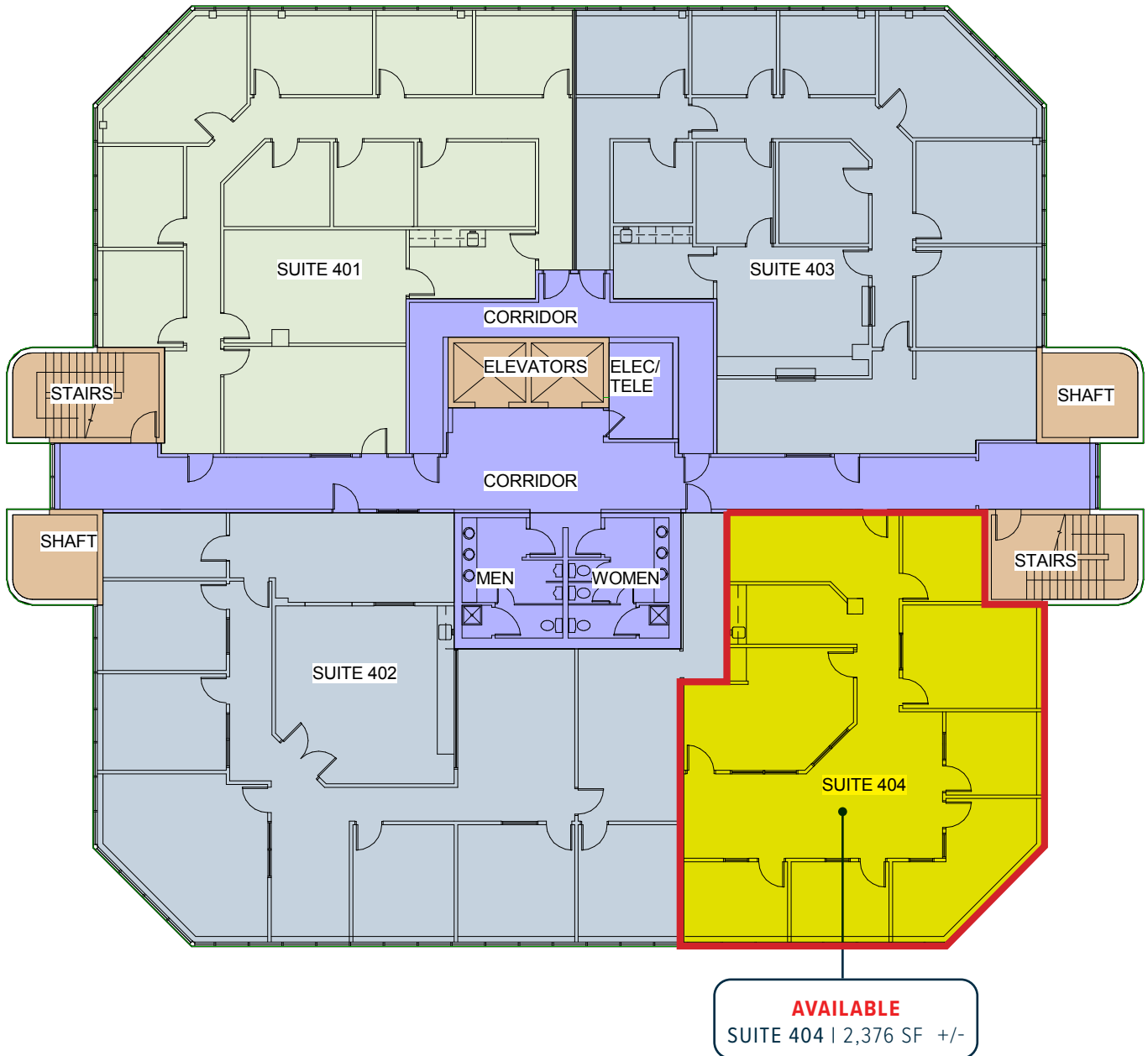


# OFFICE SPACE FOR LEASE The Cube

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## Floor Plan | 1115 Elkton Dr

FOURTH FLOOR



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