

OFFICE & RETAIL SPACE AVAILABLE IN DOWNTOWN

Old Depot Square Space For Lease

10-76 S SIERRA MADRE ST · COLORADO SPRINGS, CO 80903



OLD DEPOT SQUARE, located in the heart of Downtown Colorado Springs, directly behind The Antlers Hotel and adjacent to Antlers Park, offers distinctive office and retail suites in one of the area's most recognizable historic properties.

Available suites range from 300 to 1,170 SF, providing flexible options for professional office, boutique retail, wellness, creative, and service-oriented users.

The property combines historic character with everyday convenience, including excellent access to I-25, walkable proximity to downtown restaurants and amenities, and 85 on-site parking spaces, a valuable advantage in the downtown market.

- Retail and professional office opportunities
- Historic downtown landmark adjacent to The Antlers Hotel
- Walking distance to restaurants, coffee shops, hotels, and entertainment
- Excellent access to I-25 and major downtown corridors
- Ample on-site parking (85 spaces)
- Gross lease structure
- Flexible suite configurations for a variety of users

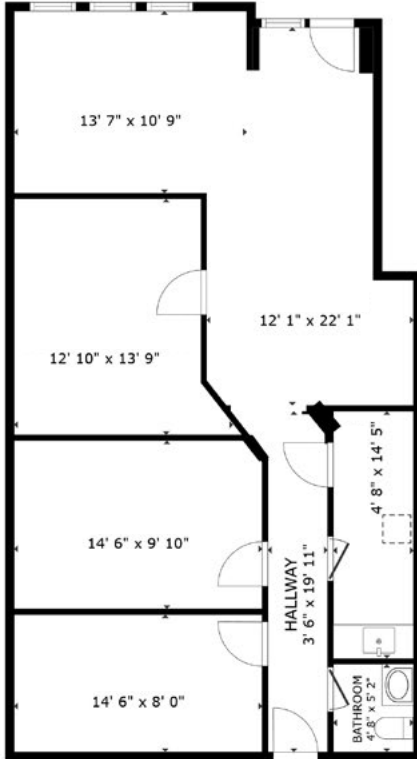
PROPERTY DETAILS

BUILDING SIZE:	18,223 SF
AVAILABLE SPACE:	300 - 1,170 SF
LEASE TYPE:	Gross
ZONING:	FBZ-CEN
YEAR BUILT/RENOVATED:	1969/2018
PARKING:	85 Spaces (4.66:1,000 SF)

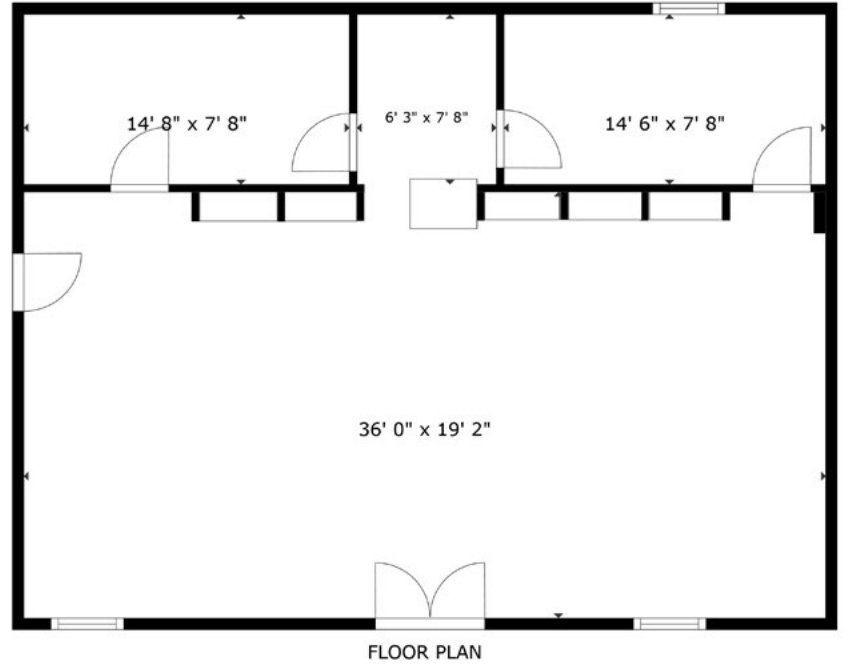
AVAILABLE SUITES

SUITE	SIZE	MONTHLY RENT	TYPE
30	1,170 SF	\$2,500	Retail
34	300 SF	\$750	Office
46	440 SF	\$1,000	Office
B	1,080 SF	\$2,300	Massage Studio
230	1,035 SF	\$2,200	Office
202	800 SF	\$1,700	Office

SUITE B | 1,080 SF



SUITE 30 | 1,170 SF



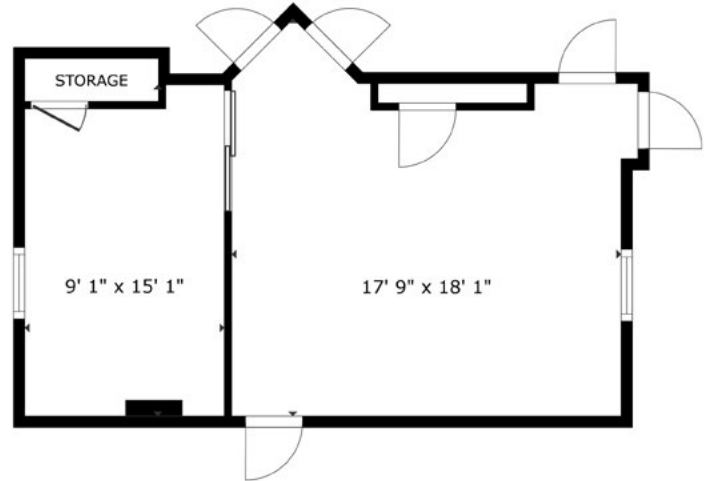
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SUITE 230 | 1,035 SF



SUITE 46 | 440 SF



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ANTLERS PARK

COLORADO AVE

COLORADO AVE

W BIJOU ST



S CASCADE AVE

S NEVADA AVE

WAHSATCH AVE



S SIERRA MADRE ST



W CIMARRON ST



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