

Office for Lease

1626 East Pikes Peak Ave.
Colorado Springs, CO 80909



PROPERTY SUMMARY

The property at **1626 E Pikes Peak Ave** is a unique free-standing office building located on the hard corner of Pikes Peak Ave. and N. Meade Ave. across from Memorial Park. This building is the former home of a prestigious architectural firm. As you might imagine both the interior and exterior are well designed and very functional. Considering its excellent visibility, easy access, large parking lot, views of the park, distinctive design and signage opportunities, there is really nothing like it in the downtown sub-market.

Ideal for Professional Services:

- Architectural
- Engineering
- Law Office
- Accounting Office

BUILDING FEATURES

| | |
|------------------------|-------------------|
| BUILDING SIZE | 1,312 SF |
| AVAILABLE SPACE | 1,312 SF |
| LEASE RATE | \$3,600 per/month |
| LEASE TYPE | Modified Gross |
| YEAR BUILT | 1958 |
| ZONING | OC |

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DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| 2024 POPULATION | 13,459 | 124,798 | 265,856 |
| HOUSEHOLDS | 6,359 | 54,389 | 112,526 |
| AVE HH INCOME | \$69,102 | \$70,918 | \$78,450 |

COMBINED TRAFFIC COUNTS

| | | | | |
|------------------|----------------|--------|-----|------|
| E Pikes Peak Ave | S Union Blvd E | 20,857 | VPD | 2025 |
|------------------|----------------|--------|-----|------|



*Sourced by CoStar

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