

RETAIL/OFFICE SPACE FOR LEASE

2201 N WEBER STREET

COLORADO SPRINGS · CO

DOWNTOWN
COLORADO
SPRINGS



SITE



CommonSpirit
PENROSE HOSPITAL



JACKSON NAYLOR Associate
303.552.4958
jackson.naylor@navpointre.com

BRENT HAM Senior Associate
303.513.8189
brent.ham@navpointre.com

navpoint
REAL ESTATE GROUP

Property Overview

PROPERTY ADDRESS	2201 N Weber Street, Colorado Springs, CO
PROPERTY TYPE	Retail/Office
NUMBER OF FLOORS	1
LEASE RATE	\$16.00/SF/YR NNN
NNN EXPENSE RATE	\$3.31/SF/YR (2026 Estimated)
YEAR BUILT	1956
PARKING RATIO	5.10/1,000SF

AVAILABLE SUITES

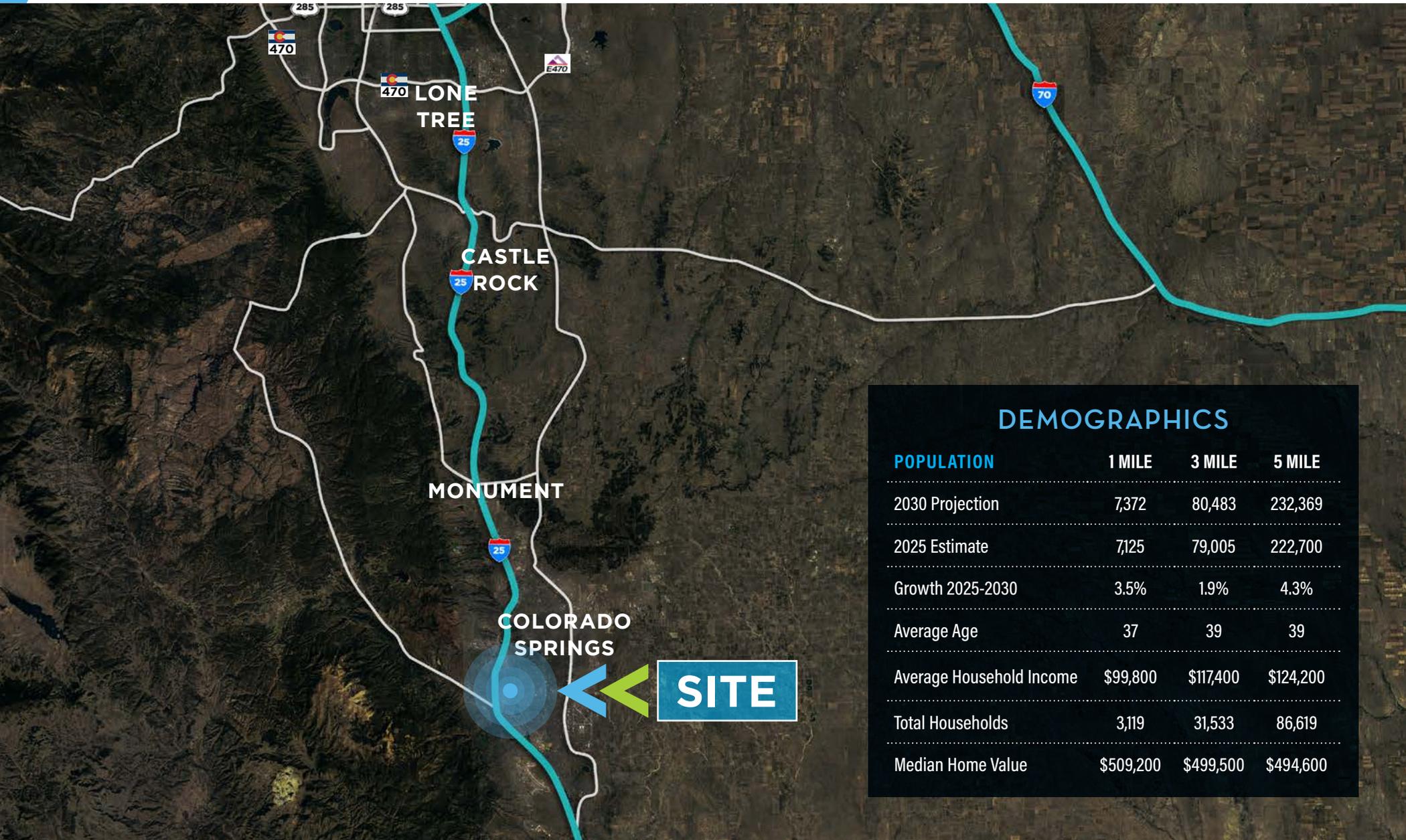
SUITE	SF AVAILABLE	DATE AVAILABLE
2209	419 SF	2/24/2026

PROPERTY HIGHLIGHTS

- Just 7 Minutes from Downtown Colorado Springs
- Located Adjacent to a New Development Area
- Situated in a Growing Market with a Rising Population Base
- Easily Accessible from All Parts of Colorado Springs

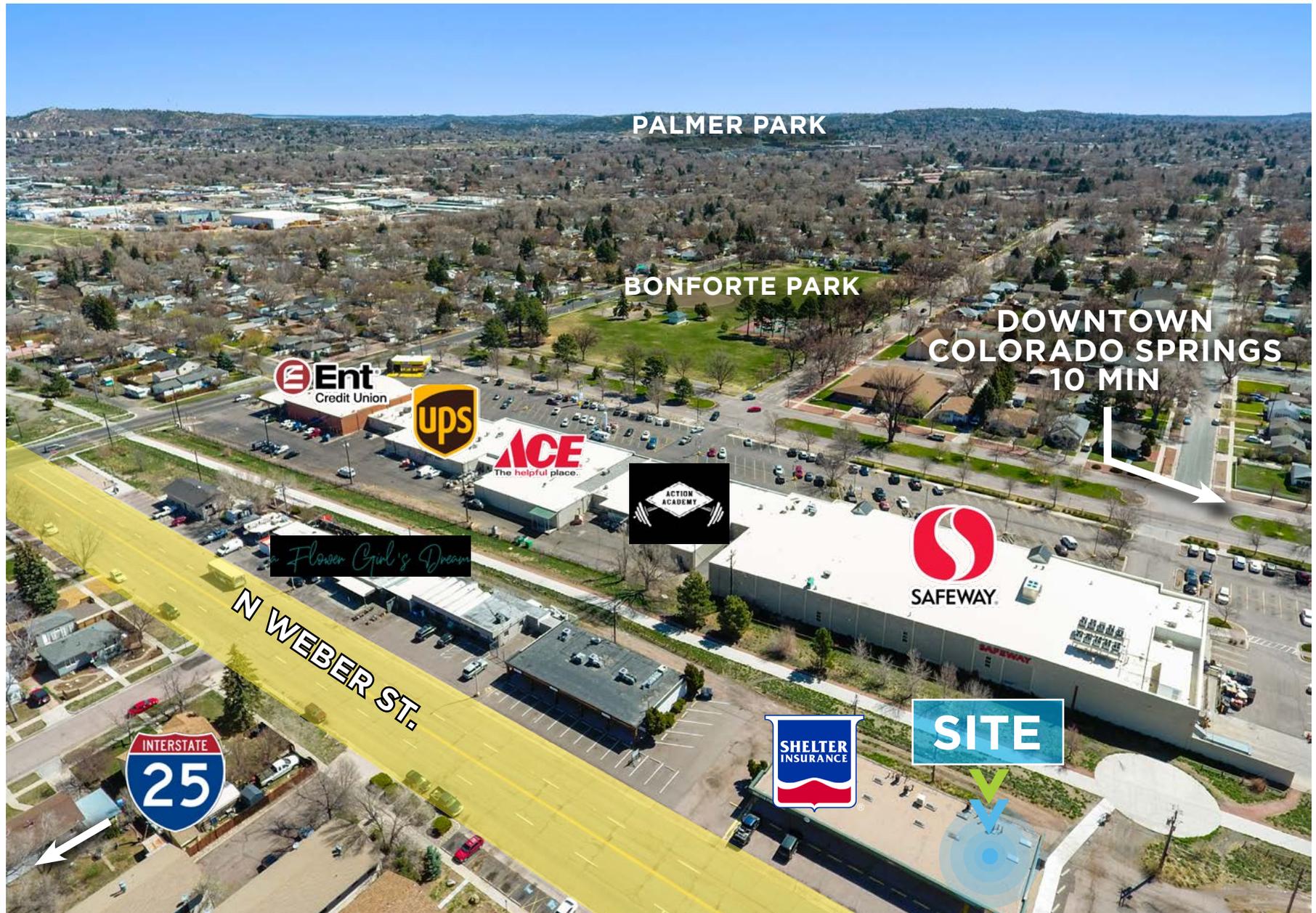


LOCATION OVERVIEW



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,372	80,483	232,369
2025 Estimate	7,125	79,005	222,700
Growth 2025-2030	3.5%	1.9%	4.3%
Average Age	37	39	39
Average Household Income	\$99,800	\$117,400	\$124,200
Total Households	3,119	31,533	86,619
Median Home Value	\$509,200	\$499,500	\$494,600

LOCATION OVERVIEW



RETAIL/OFFICE SPACE FOR LEASE

2201 N WEBER STREET

COLORADO SPRINGS · CO

DOWNTOWN
COLORADO
SPRINGS



SITE

CommonSpirit
PENROSE HOSPITAL

CONTACT

JACKSON NAYLOR

Associate
303.552.4958
jackson.naylor@navpointre.com

BRENT HAM

Senior Associate
303.513.8189
brent.ham@navpointre.com

navpoint
REAL ESTATE GROUP