



THRIVETM
COMMERCIAL PARTNERS

**OWNER FINANCING AVAILABLE
& FIRST YEAR RENT \$12/SF NNN**

FOR SALE OR LEASE

715 WEBER ST.

COLORADO SPRINGS, CO 80903



PROPERTY

overview

Beautiful neighborhood medical/office building located in the desirable northside of downtown Colorado Springs. Large lobby, reception area, break room, four exam rooms, JCAHO approved operating room, and storage rooms that are well-maintained and offers close access to the heart of downtown and I-25. Space could also be used for Retail. Parking lot also available off of back alley way. Owner financing available.

Lease Price:	First Year: \$12/SF NNN
Sale Price:	\$1,575,000
Available SF:	7,000 SF
Zoning:	OR R-5

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.

CONTACT US

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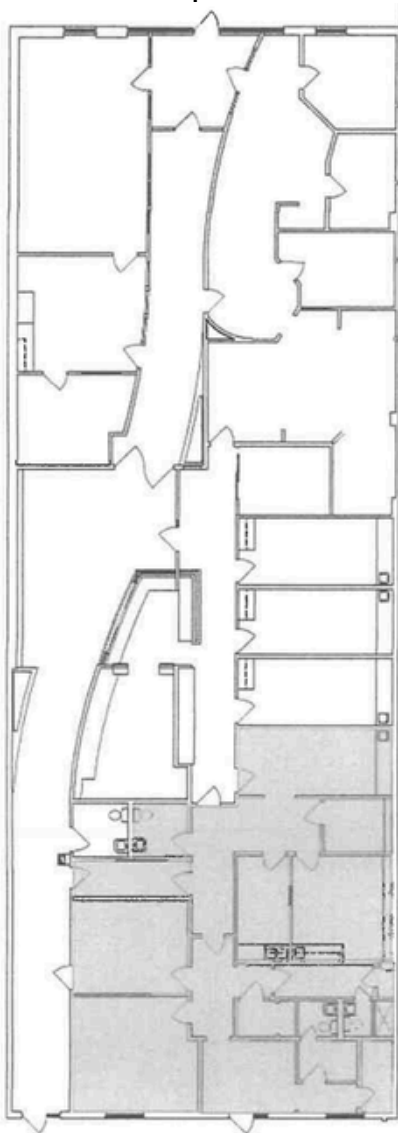
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7 parking spaces on-site

Entire floorplan available



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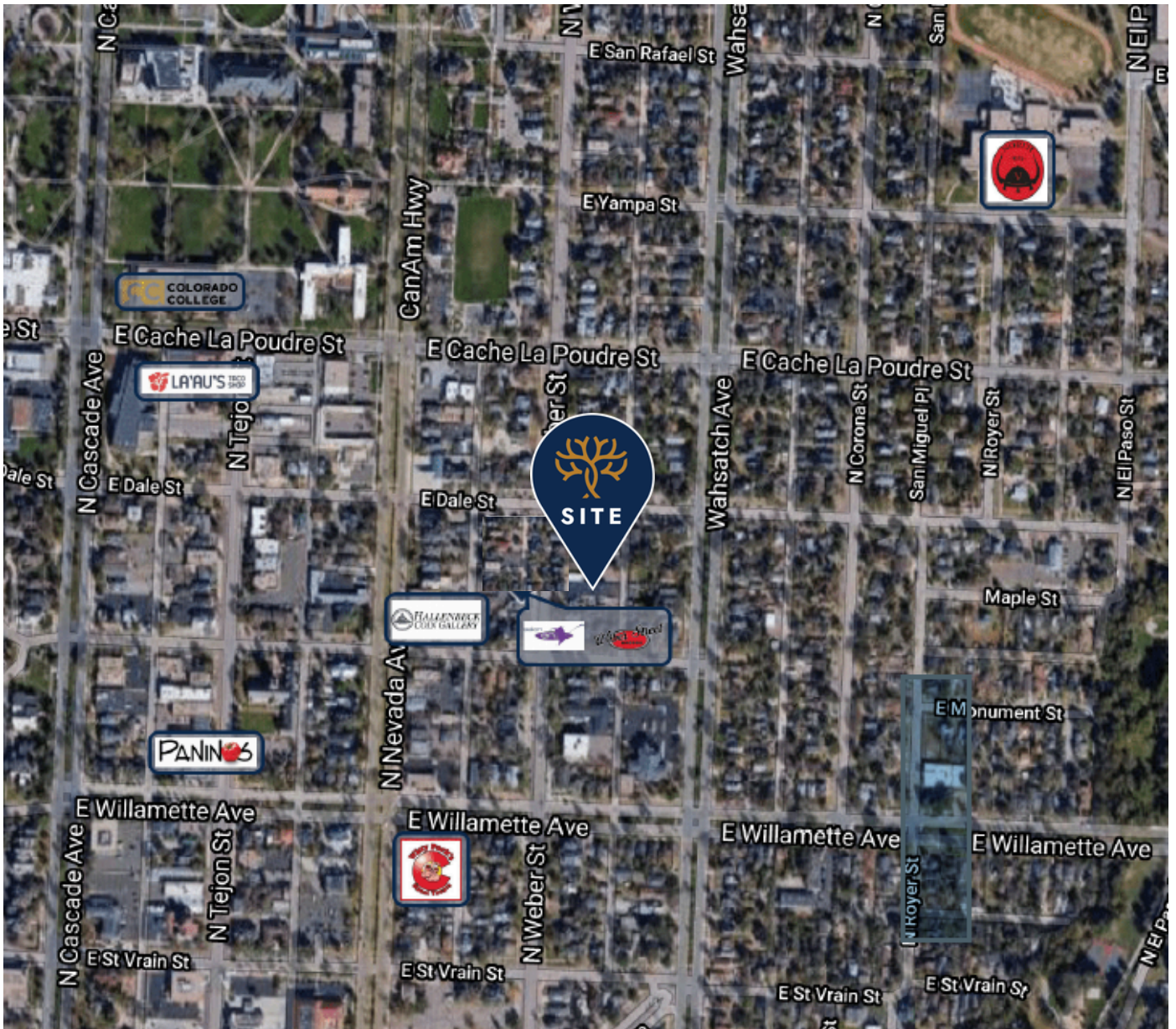
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AREA demographics

1 MILE

Total Households	5,559
Total Population	13,118
Average HH Income	\$52,050

3 MILES

Total Households	43,556
Total Population	91,785
Average HH Income	\$49,870

5 MILES

Total Households	96,601
Total Population	214,721
Average HH Income	\$55,216

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