

FOR LEASE

5110-5140 Edison Ave.

Colorado Springs, CO 80915



THRIVE
COMMERCIAL PARTNERS

Investing in the future through people



Up to ~30,000 RSF

AVAILABLE

\$17.50/SF/YR

BASE RENT

\$9.45/SF/YR

ESTIMATED 2026 NNN'S

BU CU AO APZ1 APZ2

ZONING

Immediate

OCCUPANCY



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THRIVE COMMERCIAL PARTNERS
310 S 14TH STREET · COLORADO SPRINGS, CO 80904

Property Details

5110-5140 Edison Ave.
UP TO ~30,000 RSF

Exceptional opportunity to lease a beautifully finished, high-quality office building near the Platte and Powers Interchange. The property offers quality construction, professional finishes, and flexible occupancy options in a strong and established market.

Up to approximately 30,000 SF is available for lease across the basement, first, and second floors with flexible floor plan configurations to accommodate a variety of space needs. The third floor is fully leased.

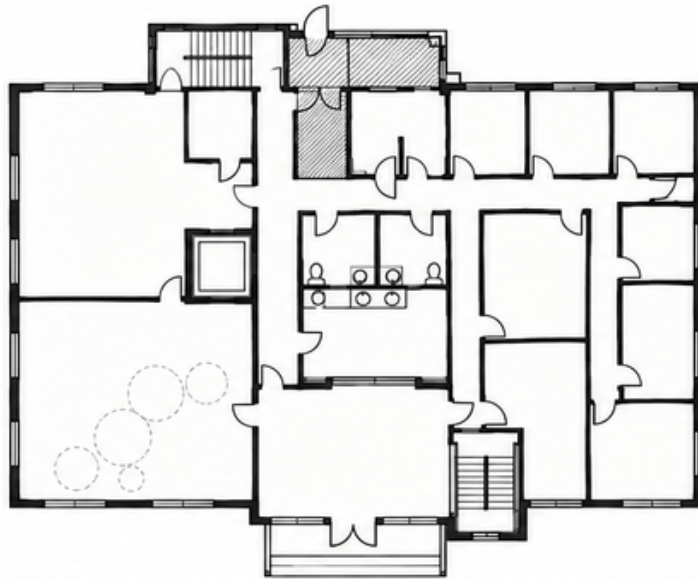
Building amenities include a full gym with bathrooms, covered parking, a full café, conference/training room, and elevator access throughout. A separate outbuilding storage/garage space is also available for lease. Contact broker for availability and additional details.



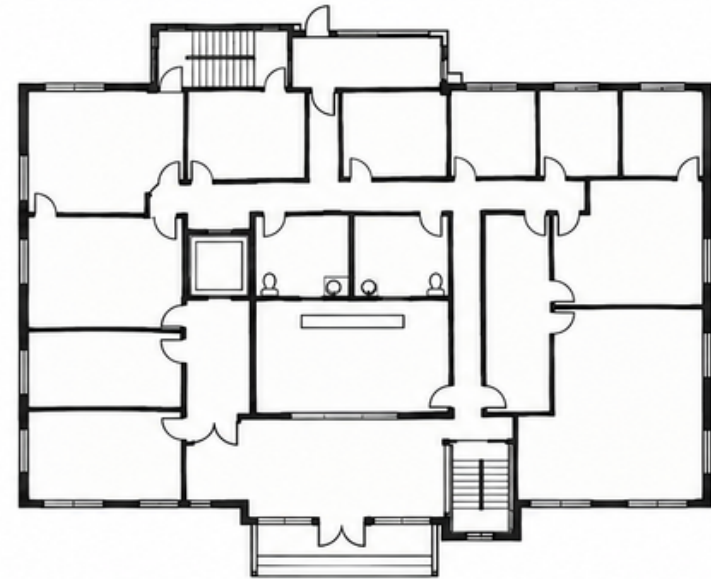
Built out. Move-in ready. Available now.

Ideal for law firms · financial advisory & wealth management · defense & aerospace contractors · engineering · medical & behavioral health · title & insurance · accounting · regional HQ or satellite office

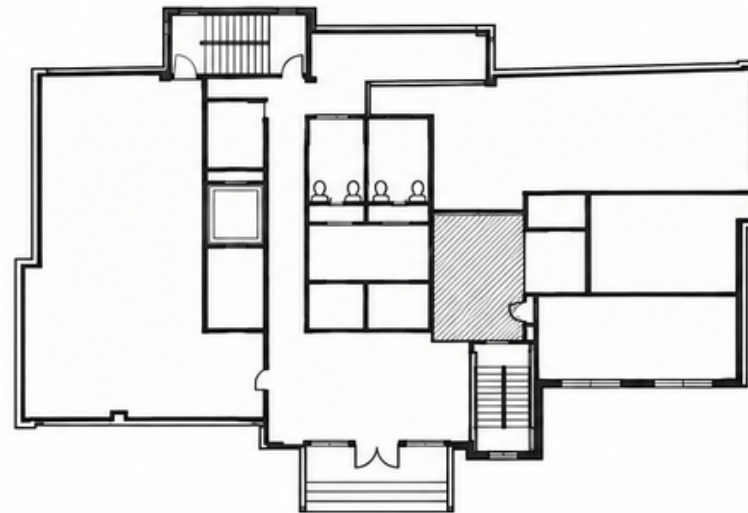
Floor Plans



FIRST FLOOR (GROUND LEVEL)



SECOND FLOOR



BASEMENT

Property Location & Demographics



THE TRADE AREA, BY THE NUMBERS

\$90,140

Average household income
within a 5-mile radius

68%

White-collar workforce
within 3 miles

245,294

Population within a
5-mile radius

99,297

Households within a 5-
mile radius



DISTANCE FROM THE SITE

Powers Blvd.	.06 mi
Colorado Springs Airport	≈8 mi
Peterson Air Force Base	≈5.5 mi
Downtown Colorado Springs	≈5 mi
U.S. Air Force Academy	≈16.5mi
I-25 interchange	≈6 mi
Denver	≈70 mi

CONTACT

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