

***MORENO AV***  
**RESTAURANT, BAR, CREATIVE SPACE**  
**FOR LEASE**  
**531 SOUTH WEBER**  
**COLORADO SPRINGS**  
***COMING SPRING 2025***



**ANOTHER CREATIVE REAL ESTATE TRANSFORMATION BY NEIBUR DEVELOPMENT**

[WWW.NIEBURDEVELOPMENT.COM](http://WWW.NIEBURDEVELOPMENT.COM)

**\*THE FUTURE HUB OF THE DOWNTOWN EASTSIDE**

**\*Transforming Two 1960's Warehouses into over 11,000 Square Feet of "Cool" Space  
(Creative Offices, Bar or Restaurant)**

**\*Moreno AV Private Parking Lot**

**\*A "Wedge" away from over 1,500 Apartment Dwellers**

**\*A Block from Shook's Run Trail**

**Fountain Colony, LLC**  
106 W Pikes Peak  
Colorado Springs, CO 80903  
T. 719.389.1234  
[www.fountaincolony.com](http://www.fountaincolony.com)

**Gary H. Feffer**  
Principal  
(Direct) 719.389.1301  
(Cell) 719.339.8314  
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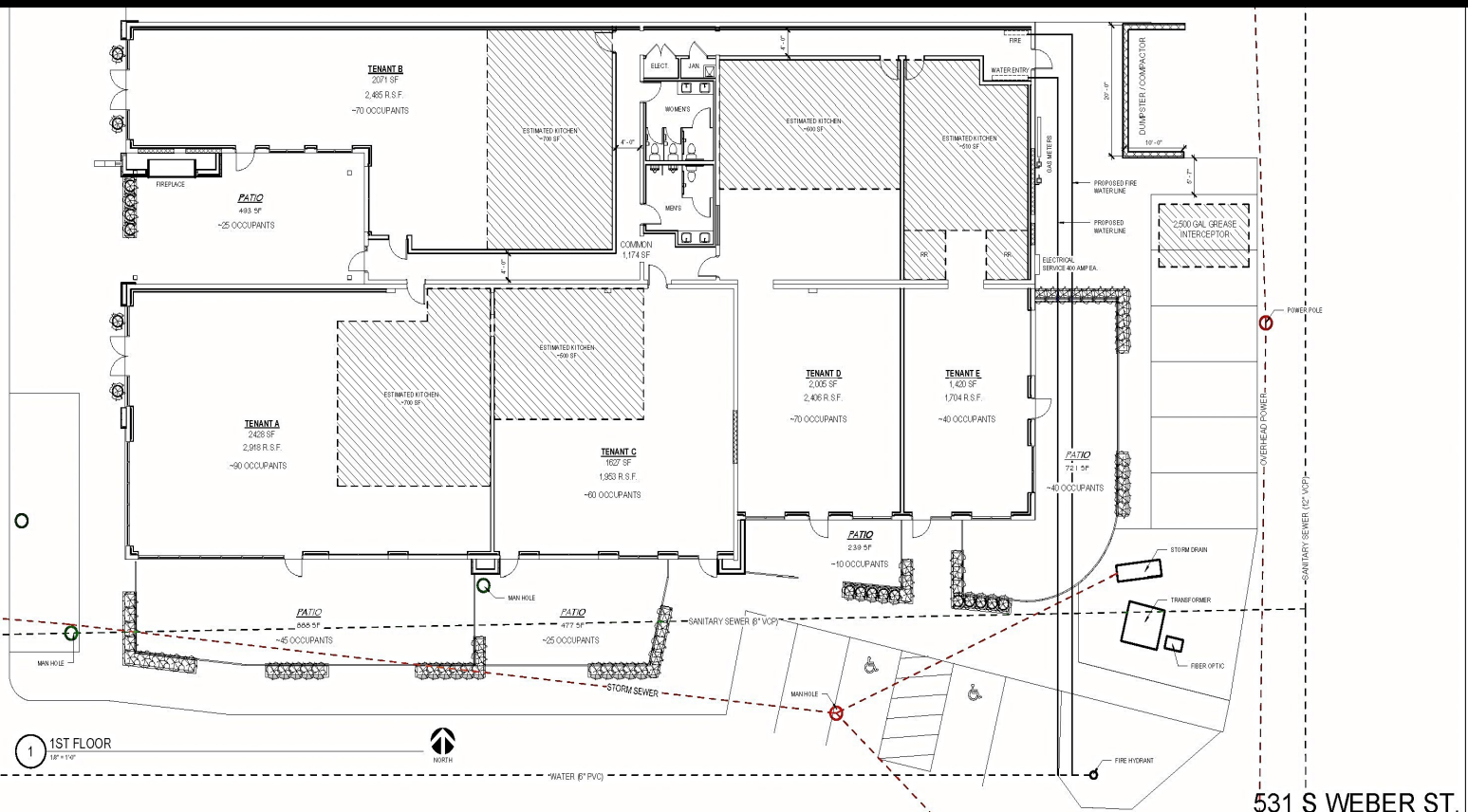


# MORENO AV

## RESTAURANT, BAR, CREATIVE SPACE FOR LEASE

### 531 SOUTH WEBER COLORADO SPRINGS

Available Spring 2025



Total Square Feet: 11,420

Available Sizes: 1,420 - 11,1420

Private Outside Patios and Roof Top (See Attached)

Lease Rates: Starting at \$35.00 psf NNN

Parking: On-Site Parking (Exclusive to Moreno AV)

Shell Includes: Common Grease Interceptors, Patios, Common Restrooms

FOUNTAIN  
COLONY LLC  
*A Griffiths/Blessing Affiliate*

# ***MORENO AV*** **RESTAURANT, BAR, CREATIVE SPACE FOR LEASE** **531 SOUTH WEBER COLORADO SPRINGS *COMING SPRING 2025***

## ***MORENO AV-CREATIVE SPACE***



*WOW*

5/7/2024

**WEBER STREET**

531 S WEBER ST.

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## **RESTAURANT, BAR, CREATIVE SPACE FOR LEASE**

**531 SOUTH WEBER  
COLORADO SPRINGS  
COMING SPRING 2025**

### **MORENO AV-CREATIVE SPACE**

**NORTHEAST VIEW**



**SOUTH ELEVATION**

5/15/2024

531 S WEBER ST.

# MORENO AV

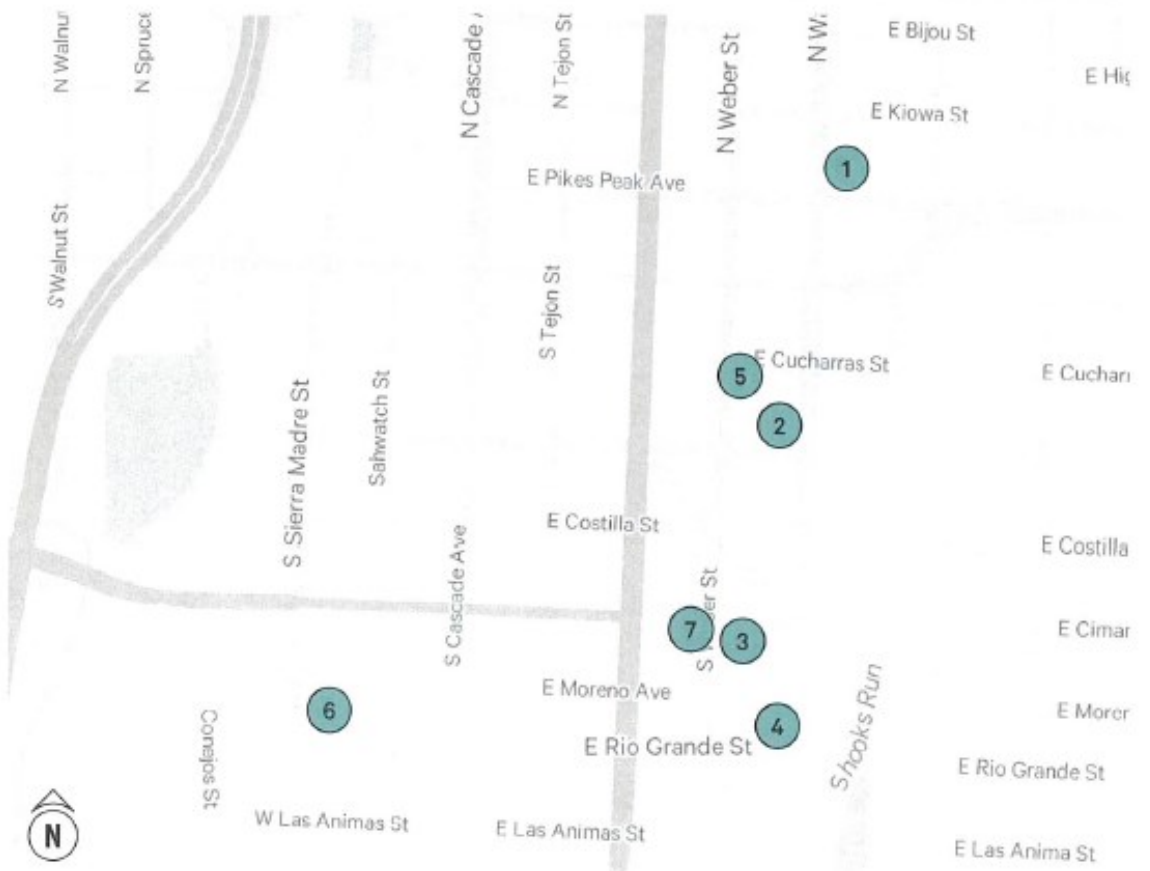
## RESTAURANT, BAR, CREATIVE SPACE FOR LEASE

### 531 SOUTH WEBER

### Downtown Colorado Springs Pipeline

#### Under Construction

#	Development Name	# Units	Estimated Completion
1	The Fiona	321	Q2 2024
2	VIMx2	122	Q3 2024
3	The Ensley	277	Q3 2024
4	Elan Rio Grande	207	Q3 2024
5	Avian	169	Q3 2024
6	Experience at Epicenter	408	Q4 2024
<b>2024 Total</b>		<b>1,504</b>	
7	The Hunter	214	Q2 2025
<b>2025 Total</b>		<b>214</b>	



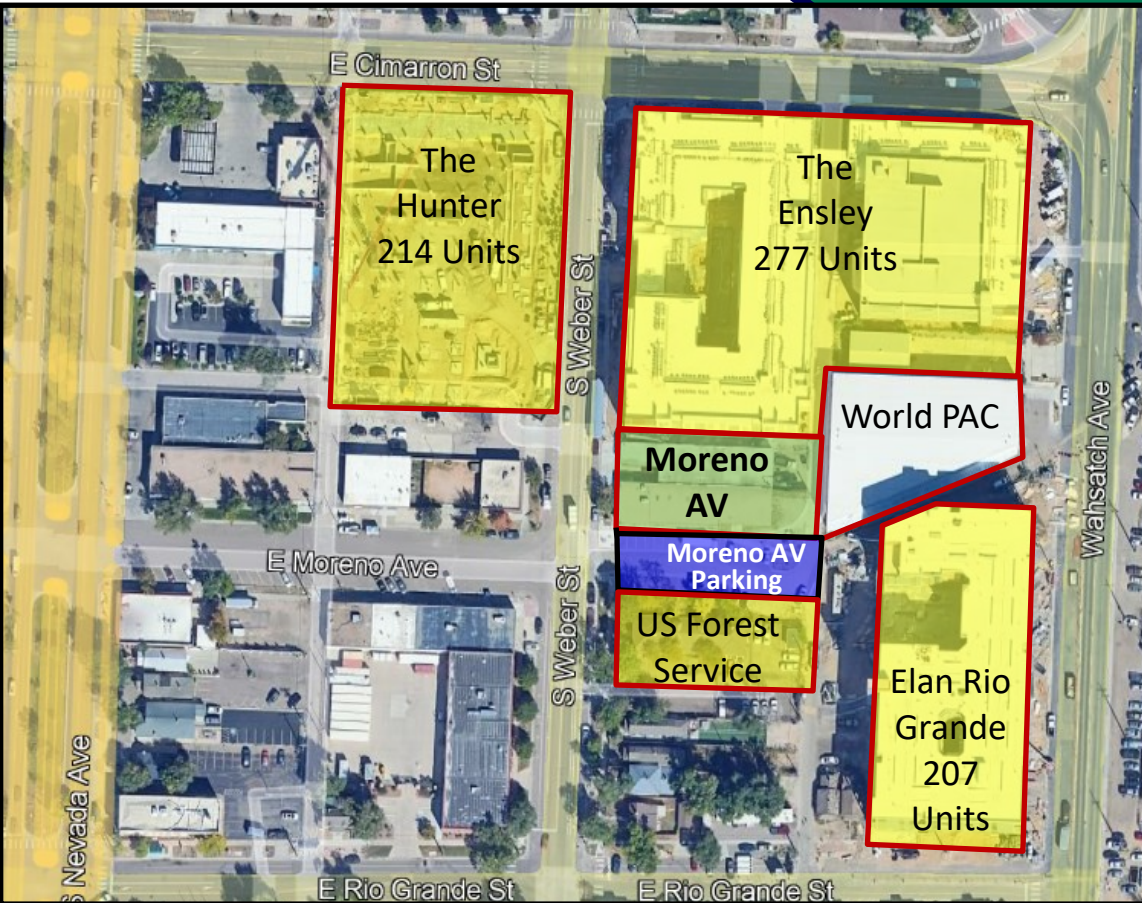
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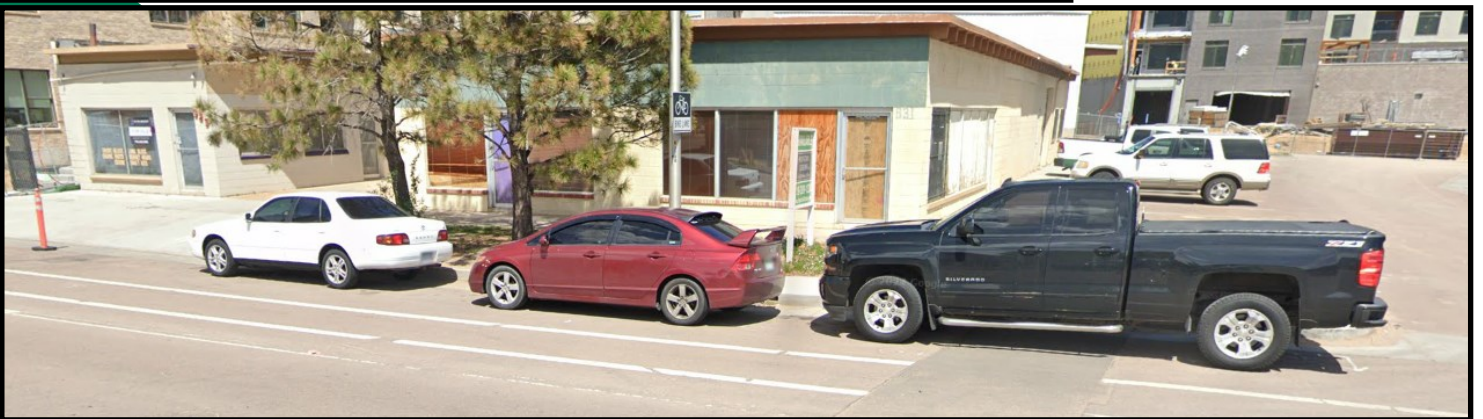


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# ***MORENO AV*** RESTAURANT, BAR, CREATIVE SPACE **FOR LEASE** 531 SOUTH WEBER



**Total of  
698  
Apartment  
Units**



## **MORENO AV IN IT'S CURRENT STATE**

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# MORENO AV RESTAURANT, BAR, CREATIVE SPACE FOR LEASE 531 SOUTH WEBER



The Ensley  
Apts



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