

Office & Retail Spaces For Lease

2217 N Weber Street | Colorado Springs, CO



Lease Rate
\$22/SF NNN



Parking Ratio
2.23/1,000



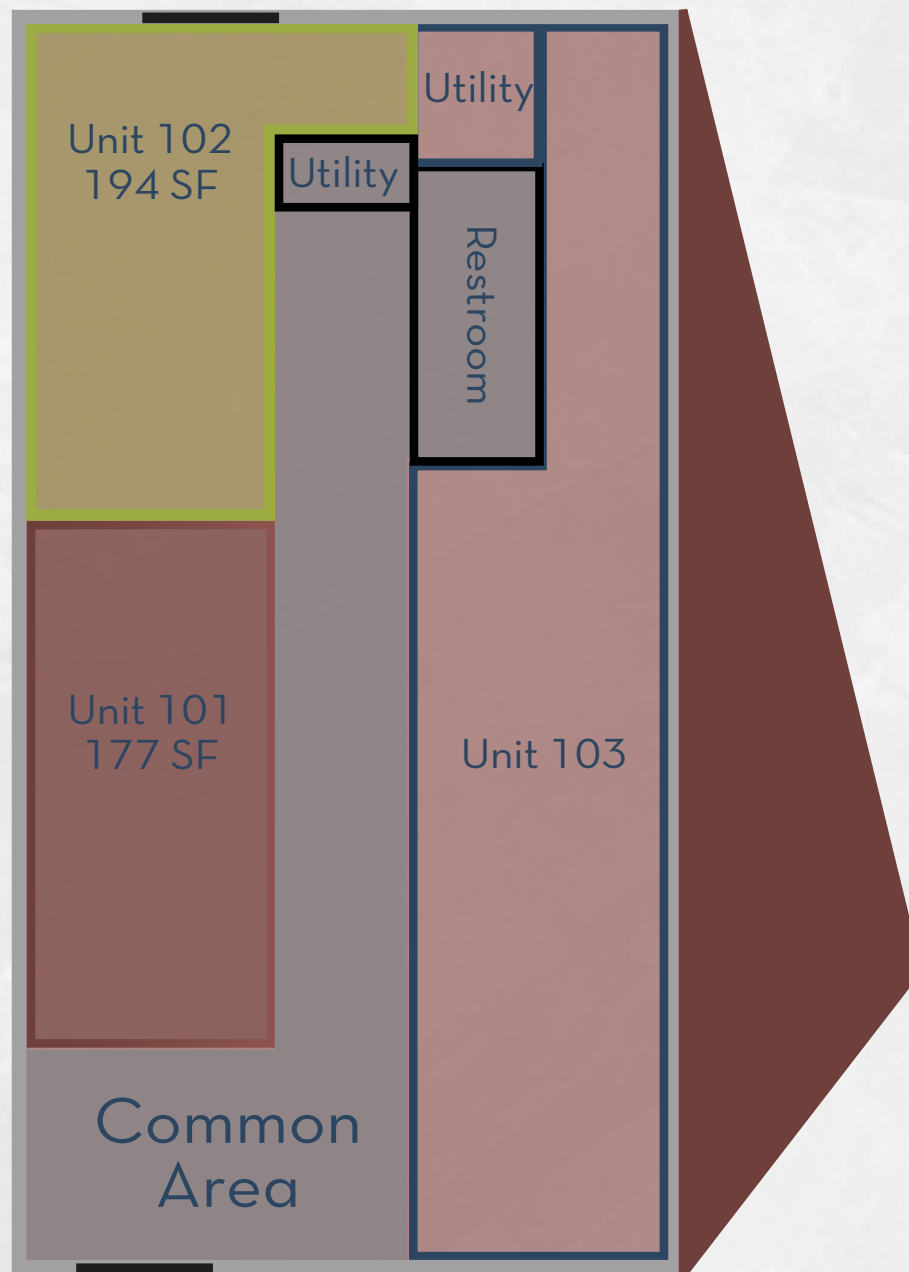
Suites Available
2



SF Range
175-371 SF



Zoning
PBC



Highlights:

Suite 101:

- High Windows.
- Natural Light.

Suite 102:

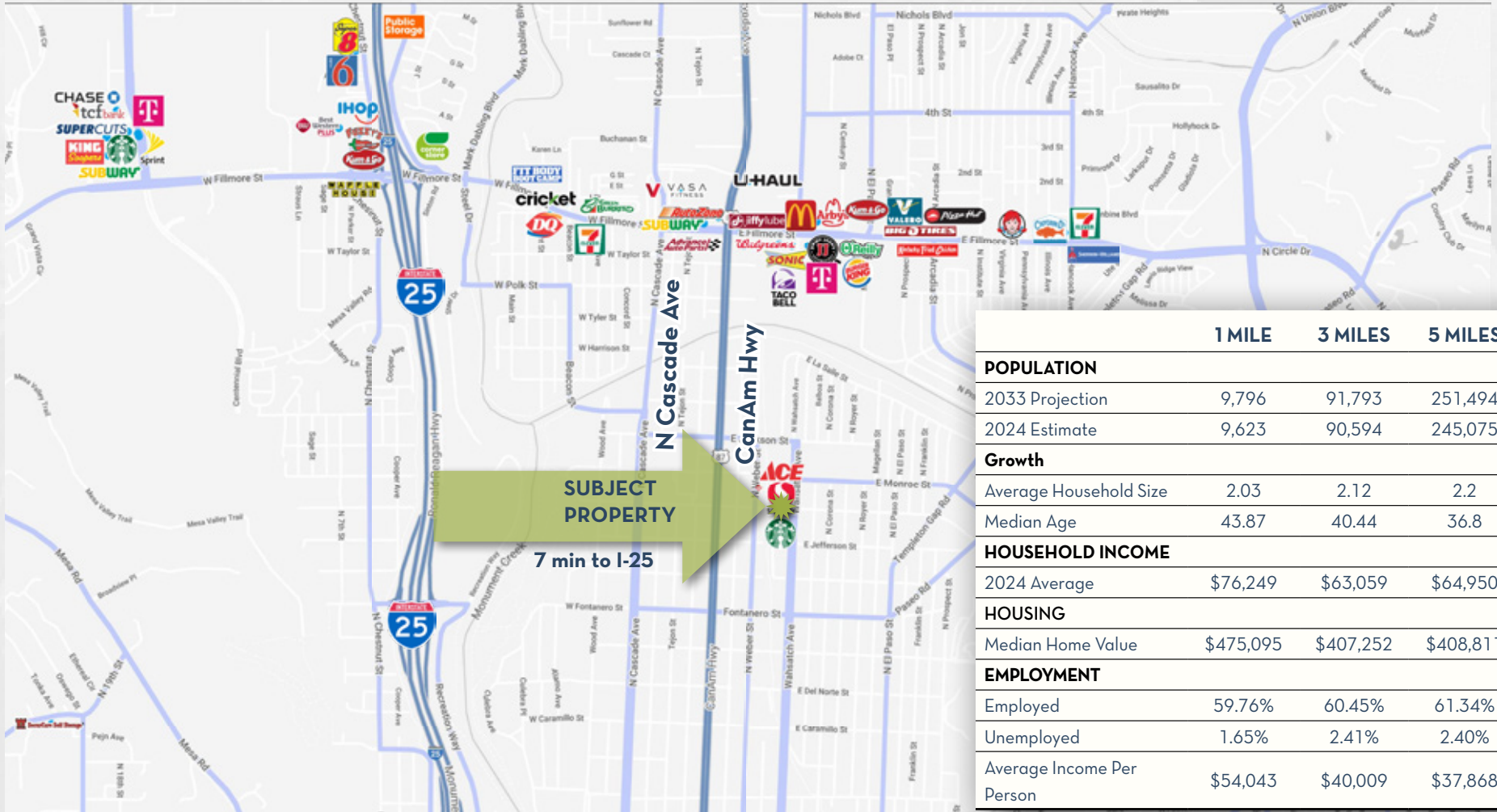
- Capability to Add Sink.
- Exterior Door.

Common Area Space:

- Shared Entry Way.
- ADA Compliant Bathroom.
- High/Low Water Fountains.
- Potential Stacked Washer & Dryer.



Demographics and Nearby Retail



	1 MILE	3 MILES	5 MILES
POPULATION			
2033 Projection	9,796	91,793	251,494
2024 Estimate	9,623	90,594	245,075
Growth			
Average Household Size	2.03	2.12	2.2
Median Age	43.87	40.44	36.8
HOUSEHOLD INCOME			
2024 Average	\$76,249	\$63,059	\$64,950
HOUSING			
Median Home Value	\$475,095	\$407,252	\$408,811
EMPLOYMENT			
Employed	59.76%	60.45%	61.34%
Unemployed	1.65%	2.41%	2.40%
Average Income Per Person	\$54,043	\$40,009	\$37,868

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