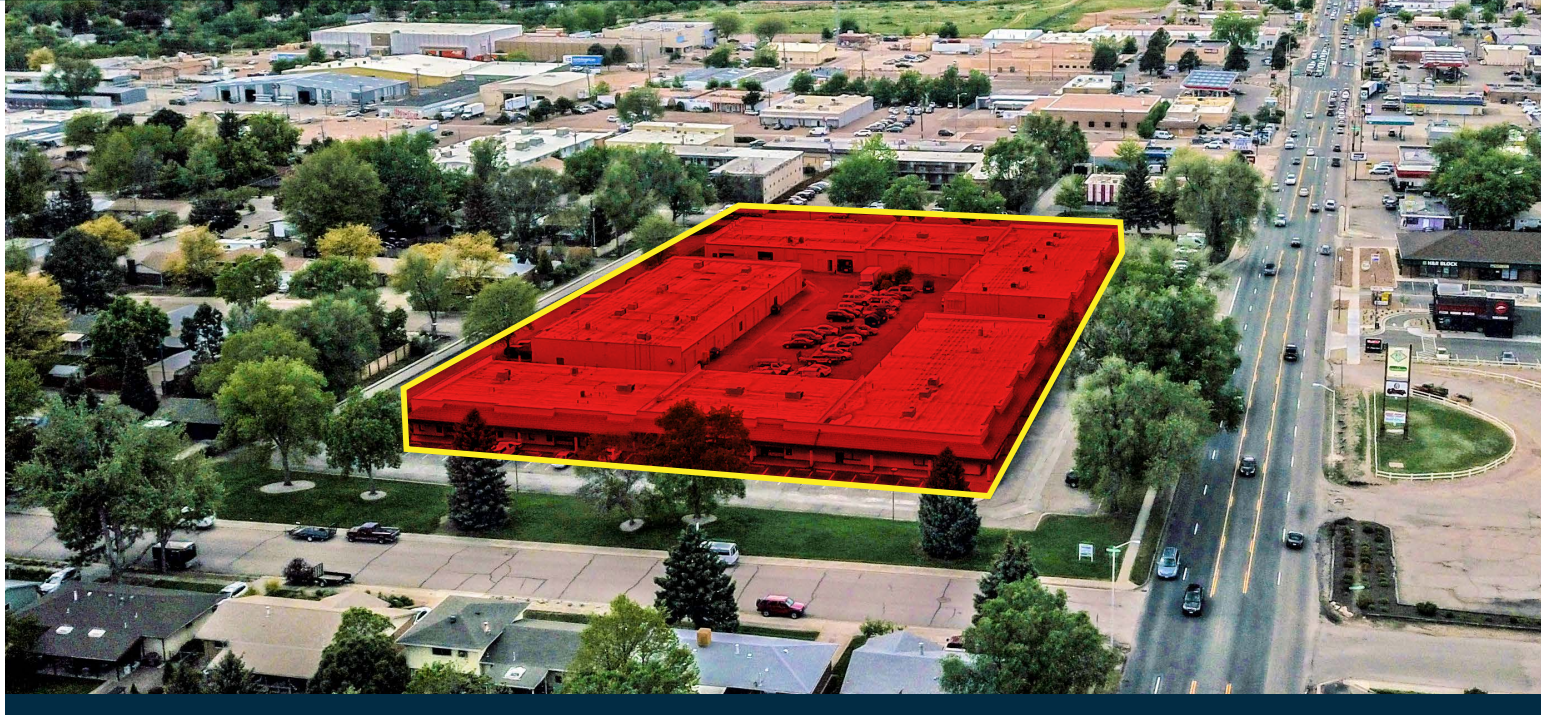


OFFICE/WAREHOUSE SPACE FOR LEASE

FILLMORE

BUSINESS PARK

901-969 E FILLMORE ST., COLORADO SPRINGS, CO 80907



PROPERTY SUMMARY

AVAILABLE SPACE:	1,875 SF - 5,625 SF
LEASE RATE:	\$9.50 SF NNN
NNN EXPENSES (2025 Est.):	\$4.01 / SF
GLA:	58,625 SF
LOT SIZE:	4.71 Acres
ZONING:	C-5
PARKING:	2.92 / 1,000 SF
TAX SCHEDULE No.:	73363000015

★LOCATED WITHIN ENTERPRISE ZONE

- Flex space available for lease at the centrally located Fillmore Business Park starting at 1,875 SF.
- Easy access from I-25 and Fillmore. Flexible C-5 zoning makes this a great option for many different uses.

DEMOGRAPHICS

Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2023 Est. Population	20,074	122,125	329,057
2023 Est. HHs	9,407	55,846	141,957
2023 Est. Avg. HH Income	\$76,109	\$75,373	\$82,962

Radius - Miles

	1 MILE	3 MILES	5 MILES
2023 Est. Population	10,286	96,661	266,685
2023 Est. HHs	4,976	44,365	116,919
2023 Est. Avg. HH Income	\$74,404	\$74,997	\$79,814

Traffic Counts (ADT 2022)

E Fillmore St at Pennsylvania Ave	32,986 VPD
E Fillmore St at Century St W	34,195 VPD

Source: 2022 U.S. Estimate, All Rights Reserved, Alteryx, Inc., CoStar

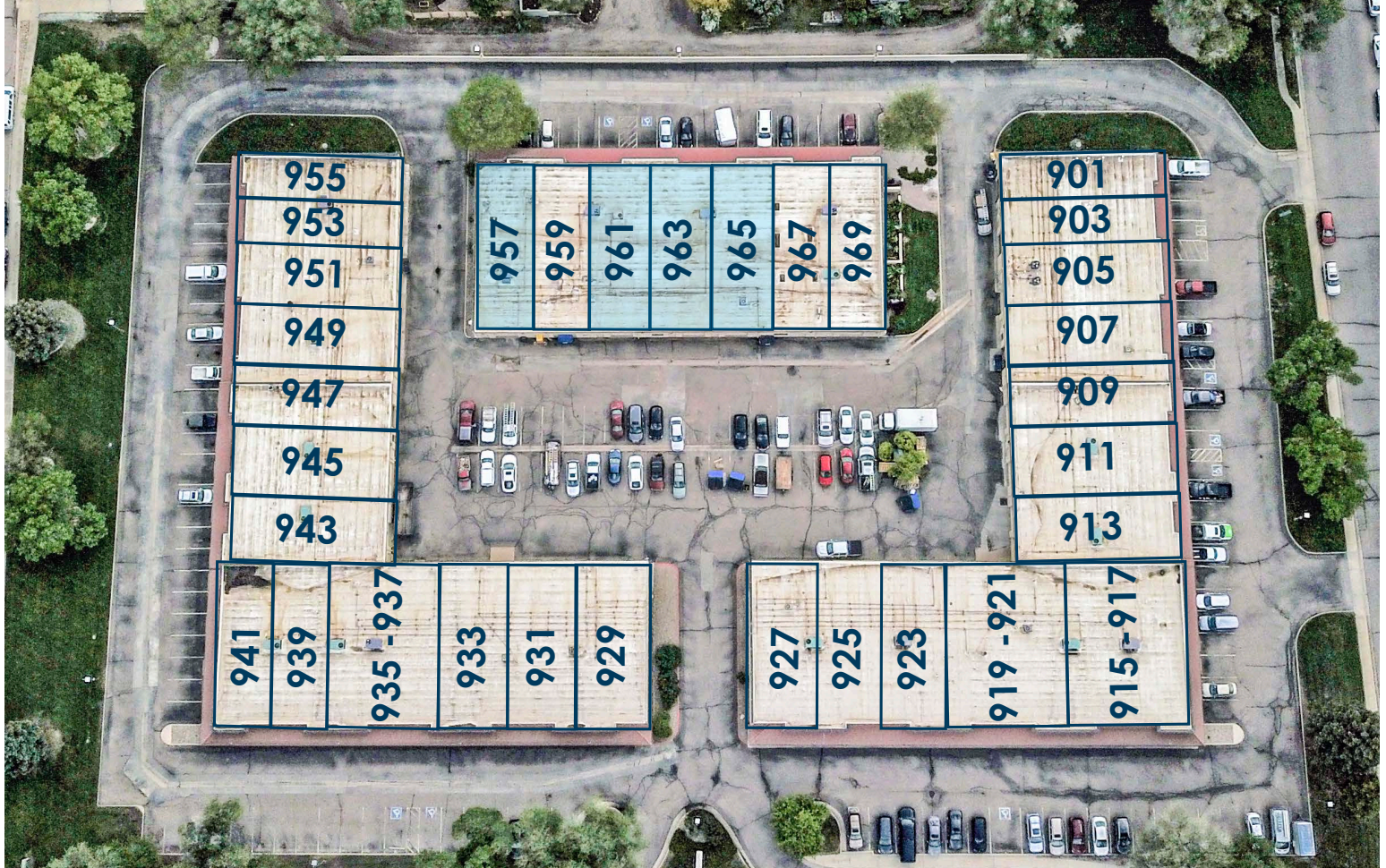


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SITE MAP | FILLMORE BUSINESS PARK



SUITE	SQUARE FEET	OFFICE/WAREHOUSE RATIO
SUITE 957	1,875 SF +/-	Approximate 60% Office / 40% Warehouse
SUITE 961	1,875 SF +/-	Approximate 60% Office / 40% Warehouse
SUITE 963	1,875 SF +/-	Approximate 70% Office / 30% Warehouse
SUITE 965	1,875 SF +/-	Approximate 25% Office / 75% Warehouse

**Suites 961 - 965 can be leased individually or collectively for up to 5,625 SF*

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