

For Sublease

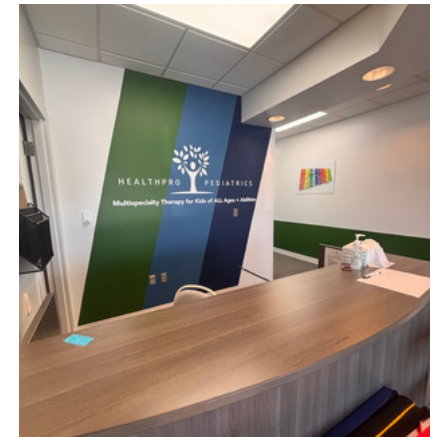
**1079 Space Center Dr.  
Colorado Springs, CO 80915**



**THRIVE™**

COMMERCIAL PARTNERS

*Investing in the future through people*



**ANNKELLY CAMERON**

719-233-2318

[annkelly@thrivecommercialpartners.com](mailto:annkelly@thrivecommercialpartners.com)



# OFFERING SUMMARY

Sublease Term: Through  
October 2027



## AVAILABLE SF:

5,489 SF



## LEASE RATE:

\$16.50 SF/Yr  
\$8.30 NNN SF/Yr



## ZONING:

MX-M/CR CU AO SS

# AREA DEMOGRAPHICS

## 2 MILES

Total Households | **16,012**  
Total Population | **41,396**  
Average HH Income | **\$74,557**

## 10 MILES

Total Households | **229,464**  
Total Population | **597,460**  
Average HH Income | **\$95,924**

## 5 MILES

Total Households | **93,028**  
Total Population | **237,250**  
Average HH Income | **\$80,869**

Now available for sublease is a versatile former ABA clinic, ideally suited for a wide range of medical, therapeutic, or professional office uses. Located on the ground level with direct, first-floor entry, this spacious suite features multiple individual treatment or office rooms, several group rooms, and a large, functional kitchen/breakroom area—perfect for staff use or client programming.

The property offers **ample on-site parking** and **excellent visibility and accessibility from Powers Blvd.** Whether you're looking to expand your practice or relocate to a more accessible and flexible space, this turn-key suite offers immediate functionality in a professional setting.







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PO Box 1329 Colorado Springs, CO 80901  
719.530.4400 | [thrivecommercialpartners.com](http://thrivecommercialpartners.com)

