

For Lease or Sale

2150 LELARAY STREET COLORADO SPRINGS, CO 80909

A rare opportunity for an owner-user or investor.



THRIVETM
COMMERCIAL PARTNERS

PRICE:
\$2,800,000



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This well-maintained 15,672 square foot office building offers a rare opportunity for an owner-user or investor. Currently configured for two tenants, the property provides flexibility for partial occupancy with income in place or full owner use. Located just east of downtown in a designated HUBZone, this property is strategically positioned for businesses seeking proximity to the city center while benefiting from potential federal contracting advantages. The building features secure entrances and exits, along with recently updated interior finishes that reflect a modern, professional image.

Don't miss this versatile opportunity in a prime location with built-in value and convenience.

Zoning: MX-M

SF: 15,672

AC: 1.74



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