

# FOR LEASE

STUDIO / TREATMENT SPACE

1375 E Fillmore St, Colorado Springs, CO 80907



**Multiple Lease Options Available**

**This property is located directly on Fillmore Street with excellent visibility.**

- ZONING: OR/CR (Office / Residential, Commercial / Residential).
- Gross Lease (Rent includes all expenses)
- **Office / Treatment Space** (\$700 / month)
- **Shared Studio + Office / Treatment Space** (\$1,400 / month)
- **Entire Basement Studio Space** (\$900 / Month)
- ADA Compliant.
- Monument Signage.
- Tenant Garage Parking.
- Laundry facility on site. (Washer / Dryer)
- Shared courtyard area.
- Ample parking on-site.
- Wi-Fi Included.
- Security System on-site.
- Appropriate for a variety of uses including Pilates, Chiropractic, Physical Therapy, Aesthetics, Massage Therapy, Mental Health Practice, Acupuncture, Naturopathy, and General office.

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

**Rob Rolley**

**(719) 235-7499**

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## STUDIO / TREATMENT SPACE

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**Studio Space**



**Treatment Room**



**Large Yard**



**Shared Facilities**



**Basement Space**



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**This highly visible shared studio space won't last long!**

1/2 of ground level studio space and treatment room is available for lease upstairs.

In addition to the studio and treatment room space, basement studio and/or office space is available.

Tenant will have access to shared break room, shared bathrooms, and shared laundry facility.



## Monument Signage Available

### Additional Features:

- Studio space remodeled in 2020 and is ADA compliant.
- Security System
- Excellent drive-by location, with monument signage easily visible from E Fillmore St.
- Tenant parking (one vehicle) in the garage.
- Large rear yard
- All utilities include in base rent.
- Highly customizable basement space available at additional rent.

## Enclosed Tenant Parking



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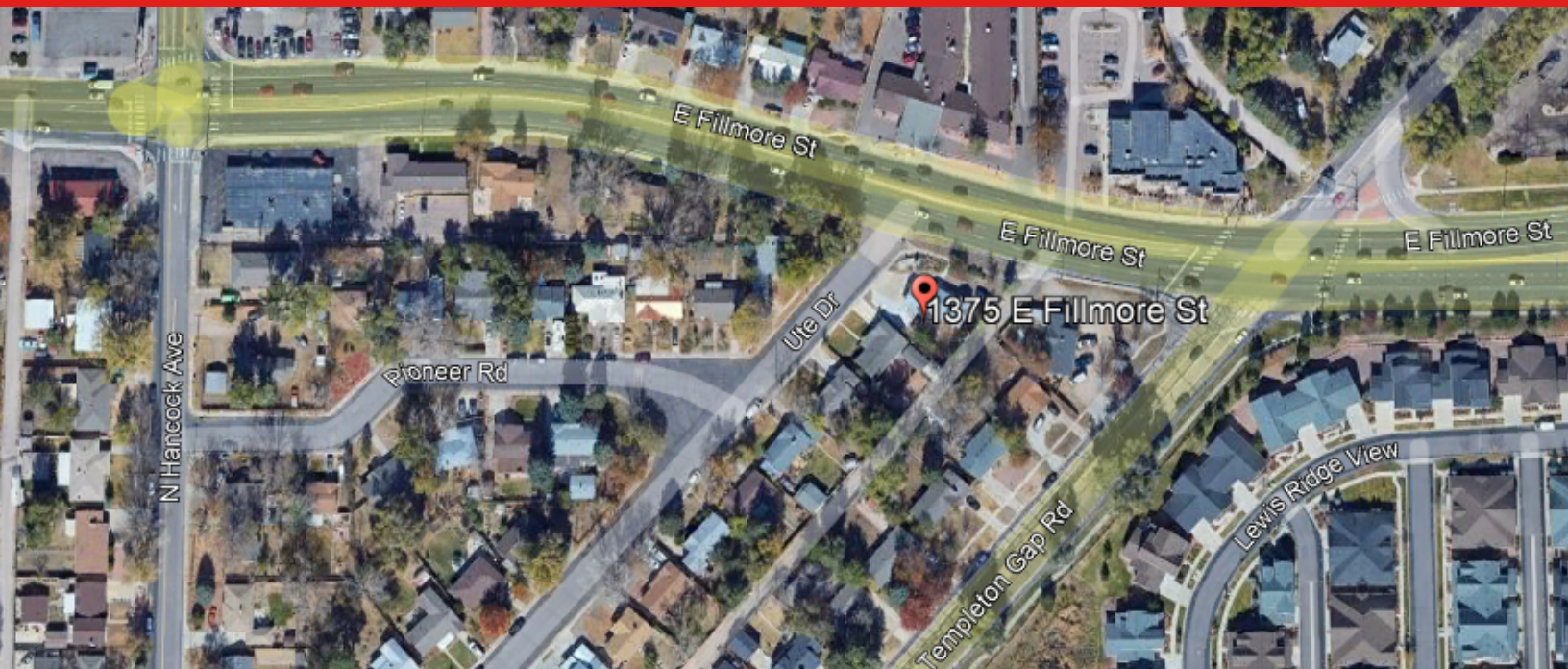
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