

# FOR SALE OR LEASE



**508-512 W. Colorado Avenue, Colorado Springs, CO 80904**



## HIGHLIGHTS

- Completely remodeled this year
- New HVAC, electrical, mechanical and roof
- High ceiling with skylights
- A lot of power
- Parking lot (north side)
- Exposed beams and hardwood floors
- Cool lighting
- Walkway to parking lot from Colorado
- Building signage available
- Traffic: 30,000 cars per day

## VERY COOL OWNER/USER OPPORTUNITY - OFFICE OR RETAIL

### Property Specifications



Location: Just west of Central Business District on Colorado



Building Size: 4,200 SF on Main Level and  
3,000 SF on Lower Level  
7,200 SF

Land: 15,390 SF



Zoning: C6 (General Business)  
Ceiling Height: 14'  
Parking: 22 parking stalls on-site



Sale Price: Negotiable  
Asking Lease Rate: \$12.00 PSF, NNN



Power: 400 Amps



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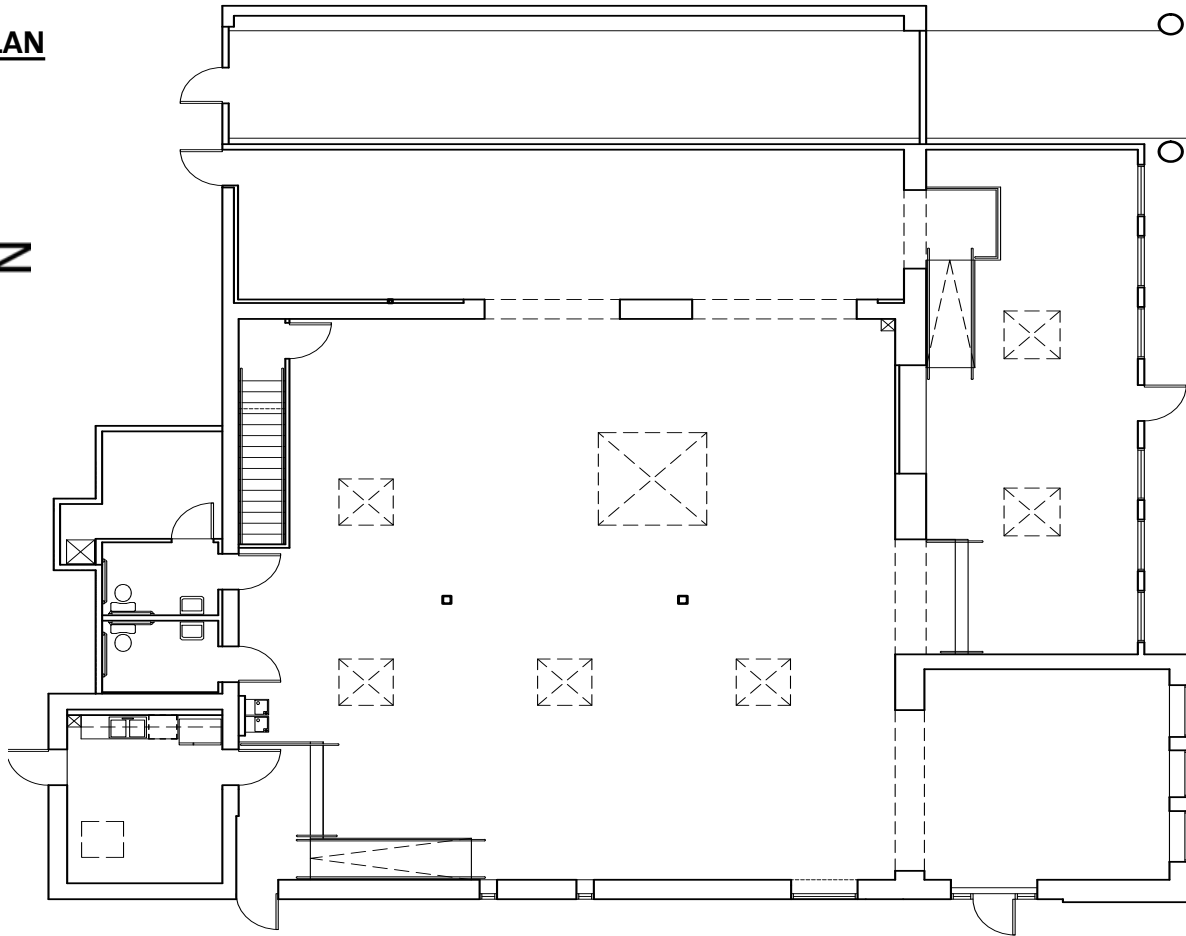


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## FLOOR PLAN



**1 FIRST FLOOR PLAN**  
SCALE: 3/16"=1'-0"

COLORADO AVE

