

# FOR LEASE - CONOVER BUILDING

24 South Weber Street, Colorado Springs, CO 80903



## Space Available

### PROPERTY INFORMATION

**Location:** The Conover Building is a landmark downtown building located at the corner of S Weber St. and E Colorado Ave

**Available Space:** **2nd Floor: Suite 205**, Approx. 2,583 RSF, Reception, Eight (8) Offices, Conference Room, Break Area (\$16.00 PSF, NNN)

**3rd Floor: Suite 375**, Approx. 2,119 RSF, Four (4) Offices, Waiting Room and Kitchen (\$16.00 PSF, NNN)

**Lease Rate:** \$16.00 RSF, NNN

**Expenses:** \$10.86 PSF (2022 estimate)

**Parking:** Approx. one (1) space per 1,000 RSF, plus visitor parking

### BUILDING FEATURES AND AMENITIES

- Class A tenant finish
- Prominent CBD location
- On-site parking
- Local, well capitalized landlord
- Walking Distance to the Judicial Center, Banks and Restaurants

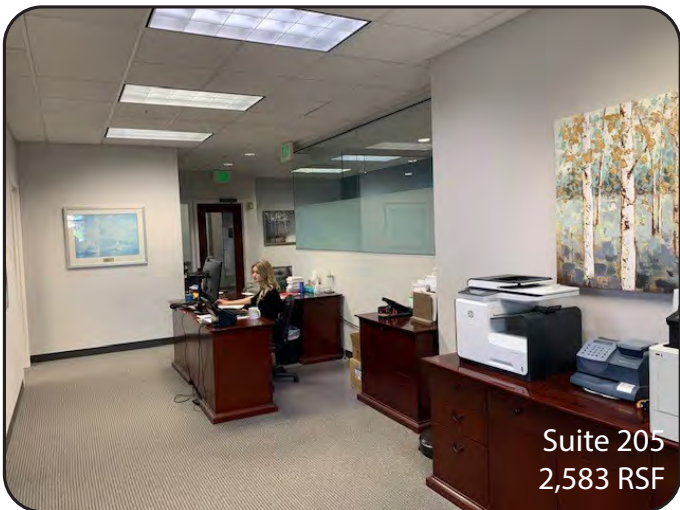
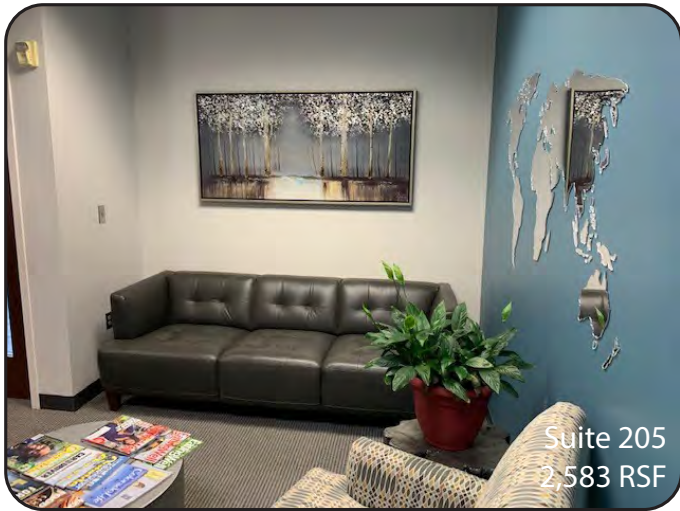
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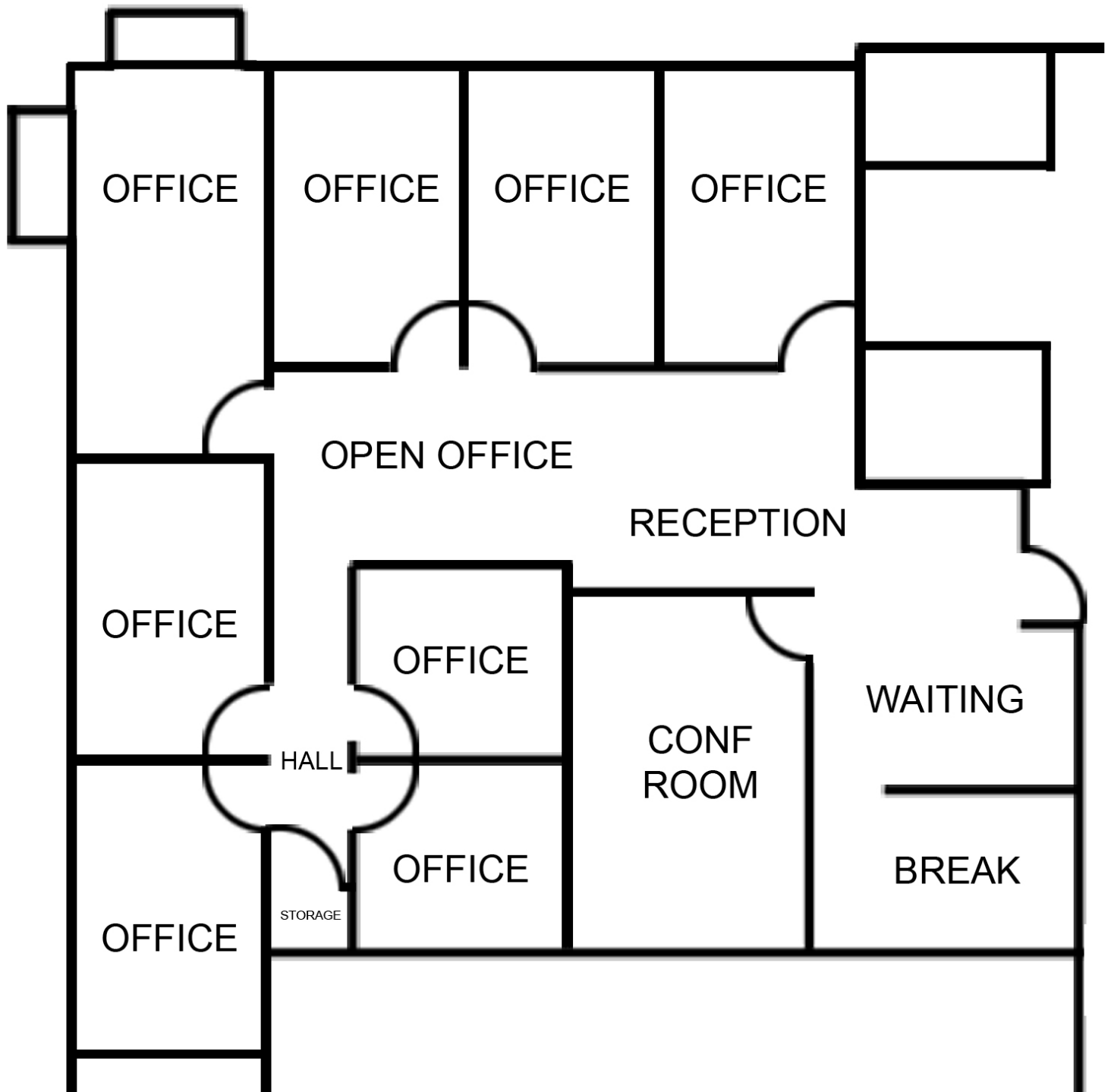




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## Floor Plan - Suite 205 (2,583 RSF)

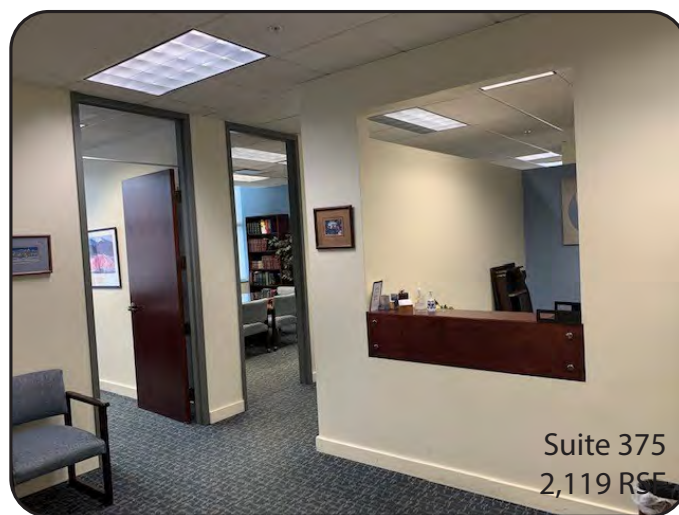


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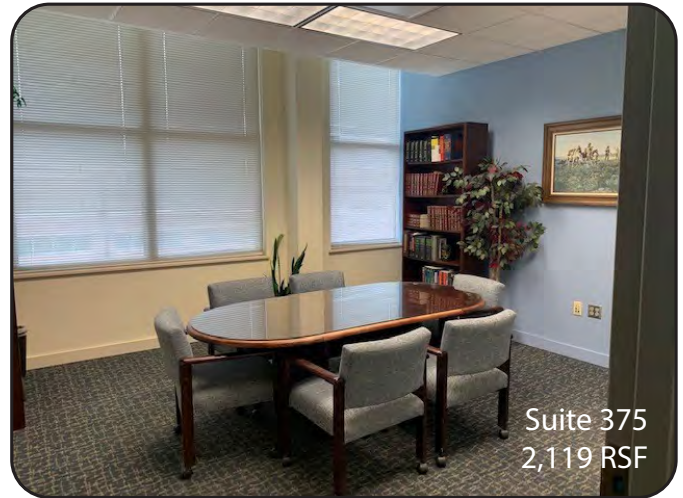
Unique opportunity to lease space in the landmark Conover Building. High profile tenants include Waypoint Bank, Edward Jones Investments, and several law firms.





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## Floor Plan - Suite 375 (2,119 RSF)

