

FOR LEASE - El Paso Building Fourth Floor

3 South Tejon Street, Colorado Springs, CO 80903



Historical Downtown Office Building

PROPERTY HIGHLIGHTS

- Prominent downtown location
SEC of Pikes Peak and Tejon
- On-site parking
- Walking distance to restaurants,
retail and banks
- Main lobby upgrades
- Concept plans for
significant upgrades to space
(see attached)
- In-Suite restrooms & break area
- Great views of downtown and Cheyenne Mountain
- High ceilings
- Lots of natural light - skylights & large windows

FOURTH FLOOR SUITES AVAILABLE

North Suite: 1,915 SF South Suite: 2,585 SF
Full Floor: 4,500 SF
Lease Rate: Call Broker
TI Allowance: Negotiable
Availability: Immediate
Subject to completion of
Tenant Improvements

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3 S. TEJON 4TH FLOOR - EXISTING LAYOUT
1/8"=1'-0"



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Concept Plans



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Concept Layouts



Location

