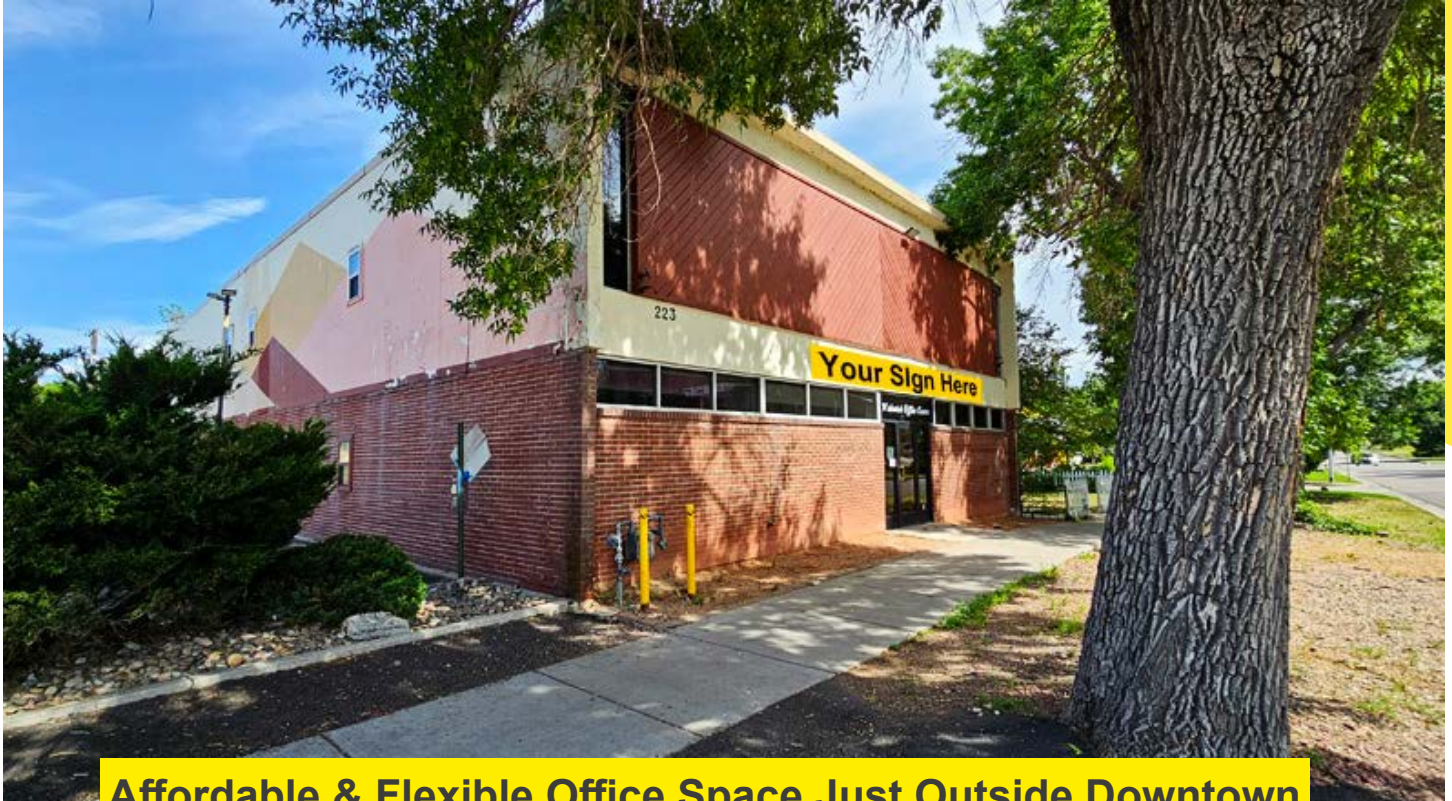


# Office Building For Lease or Sale

223 North Wahsatch Ave, Colorado Springs, CO 80903



**Affordable & Flexible Office Space Just Outside Downtown**

## PROPERTY OVERVIEW

Affordable and flexible office space now available just outside the core of Downtown Colorado Springs. A tenant or owner can occupy space from 280 SF all the way up to 7,640 RSF immediately. Onsite parking offers convenience and is walkable to all downtown amenities. Building signage is also available.

## PROPERTY DETAILS

**Building Size:** +/- 8,900 SF  
**Parking:** 13 spaces  
**Zoning:** C-6  
**Land Area:** 9,000 SF  
**Year Built:** 1967  
**Rental Rate:** \$16.00 PSF Modified Gross  
**Sales Price:** Call listing brokers for information

**Taylor Stamp**  
Managing Broker  
719.235.8099  
tstamp@quantumcommercial.com

## SPACE AVAILABLE:

From 280 SF up to 7,640 SF

### 1st Floor

Suite 101: +/- 2,600 RSF \*  
Suite 102: +/- 540 RSF \*  
Suite 105: +/- 340 RSF

(\*1st floor suites can be combined for a total of +/- 3,140 RSF)

### 2nd Floor

Suite 201: +/- 490 RSF  
Suite 202: +/- 700 RSF  
Suite 203: +/- 690 RSF  
Suite 204: +/- 870 RSF  
Suite 205: +/- 740 RSF  
Suite 206: +/- 670 RSF

(2nd floor suites can be combined for a total of +/- 4,160 RSF)

**Justin Burns**  
Broker Associate  
720.878.6833  
jburns@quantumcommercial.com

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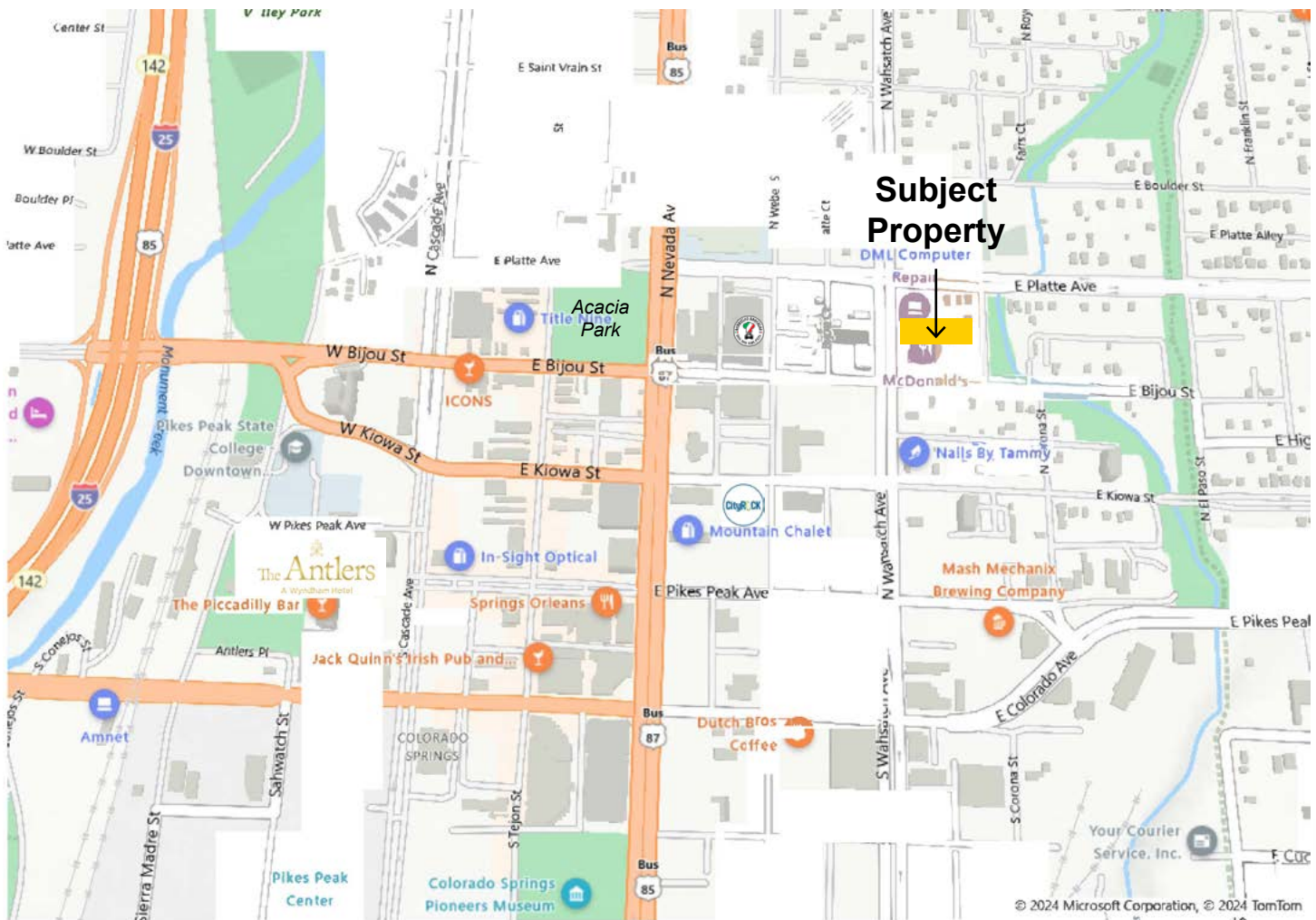
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104 S Cascade Avenue, Suite 201-A | Colorado Springs, CO 80903  
719.590.1717 main | 719.634.0404 fax | quantumcommercial.com



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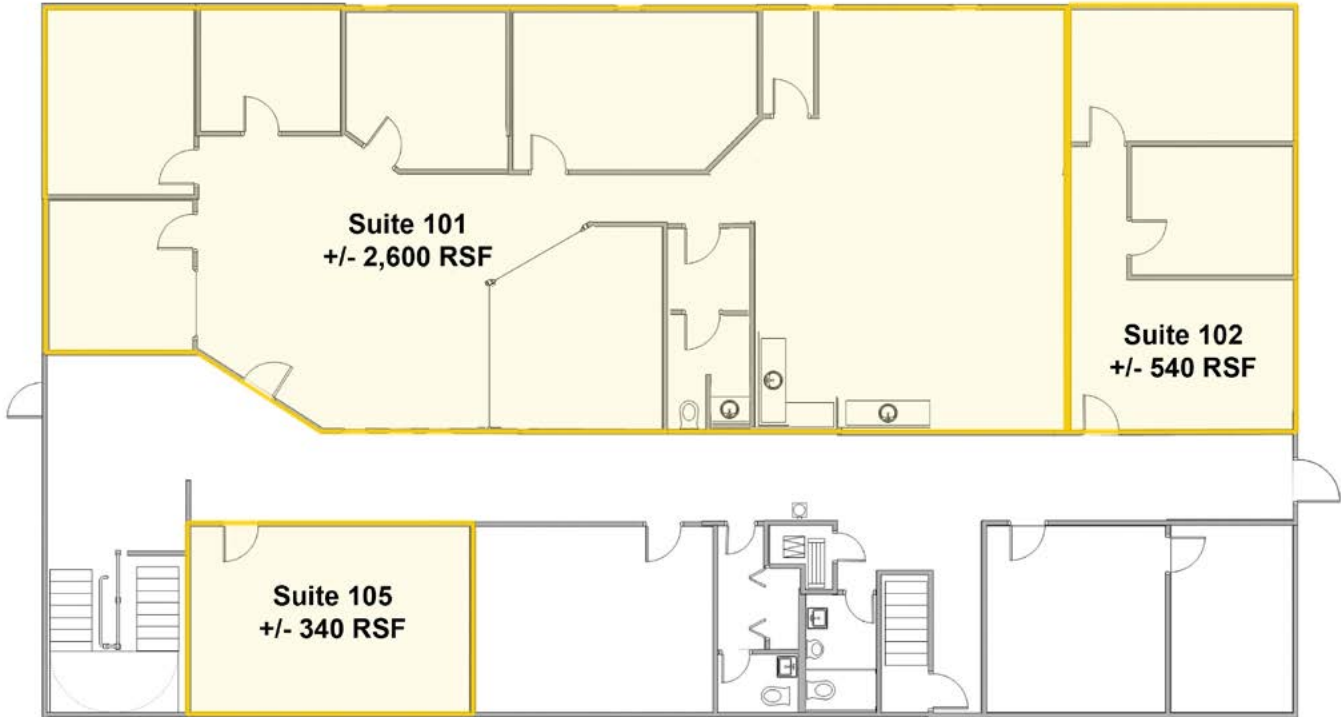
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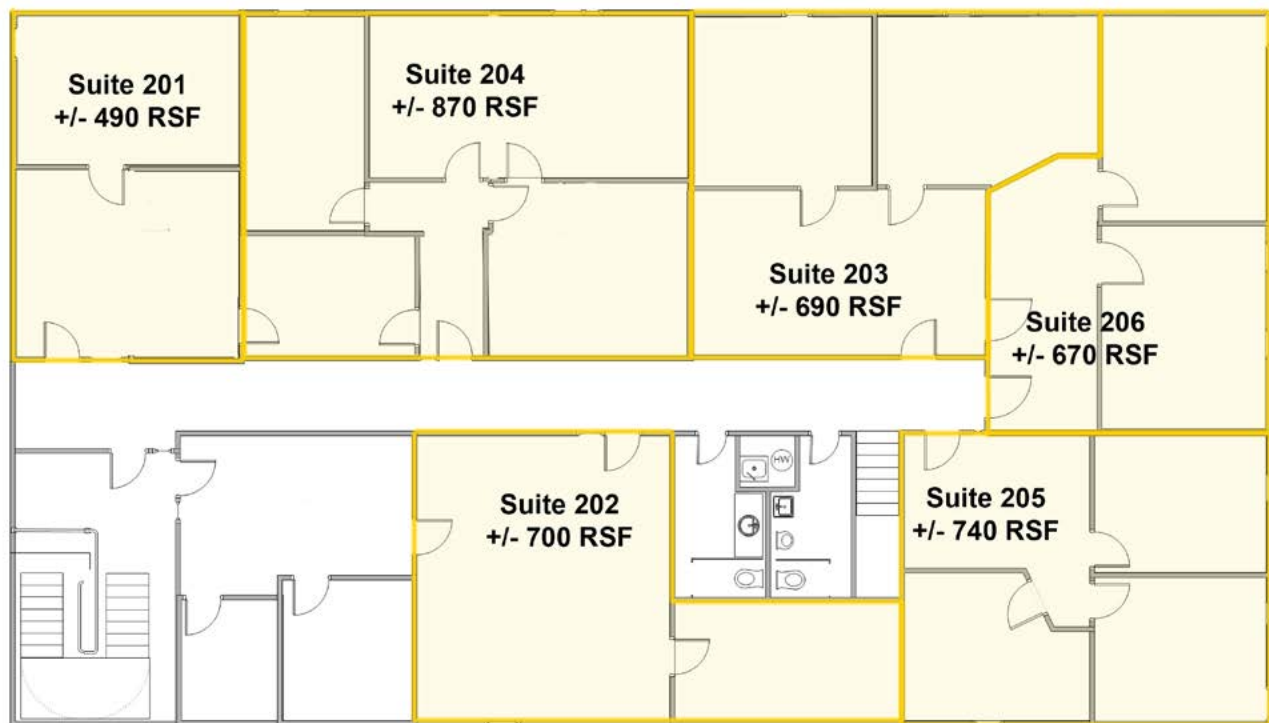
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## FIRST FLOOR



## SECOND FLOOR



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