

2860 S CIRCLE DR

COLORADO SPRINGS, CO 80906



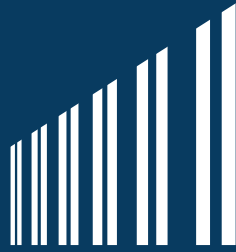
CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

354-3,258 SF
OFFICE SPACE FOR LEASE



ABOUT THE BUILDING



2860 S CIRCLE DR

COLORADO SPRINGS, CO 80906



82,590± SF
Building Area



FROM \$12.00 SF/NNN
Starting Lease Rate



354 - 3,258 RSF
Space Available



\$7.12/RSF (2024 EST.)
Operating Expenses



4
Stories



4.00/1,000 RSF
Parking Ratio

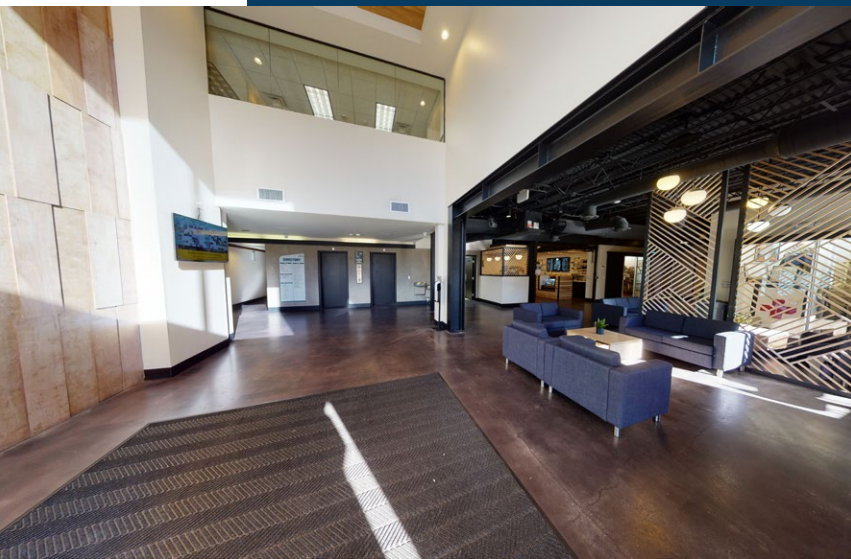


1972/2007/2020
Year Built/Renovated



C-2 HR-0
Zoning

- Convenient southwest location; Easy access to I-25
- Ideally located with great views; Wide range of suite sizes to accommodate small and large tenants
- Recently remodeled with new finishes in common areas and added amenities including: on-site coffee bar, conference room and gym.



GARDEN LEVEL

AVAILABLE SUITES

G25-35
1,211 SF

Suite G25-35: 1,211 SF
(Available 1/1/25)

Suite G45: 1,125 SF
(Available 12/1/24)

Suite G65: 3,258 SF
(Full Service Gym)

G45
1,125 SF

VACANT
G65
FULL
SERVICE
GYM
3,258 SF



1ST FLOOR

AVAILABLE SUITES

FULLY LEASED



2ND FLOOR

AVAILABLE SUITES

Suite 260: 572 SF

VACANT
260
572 SF



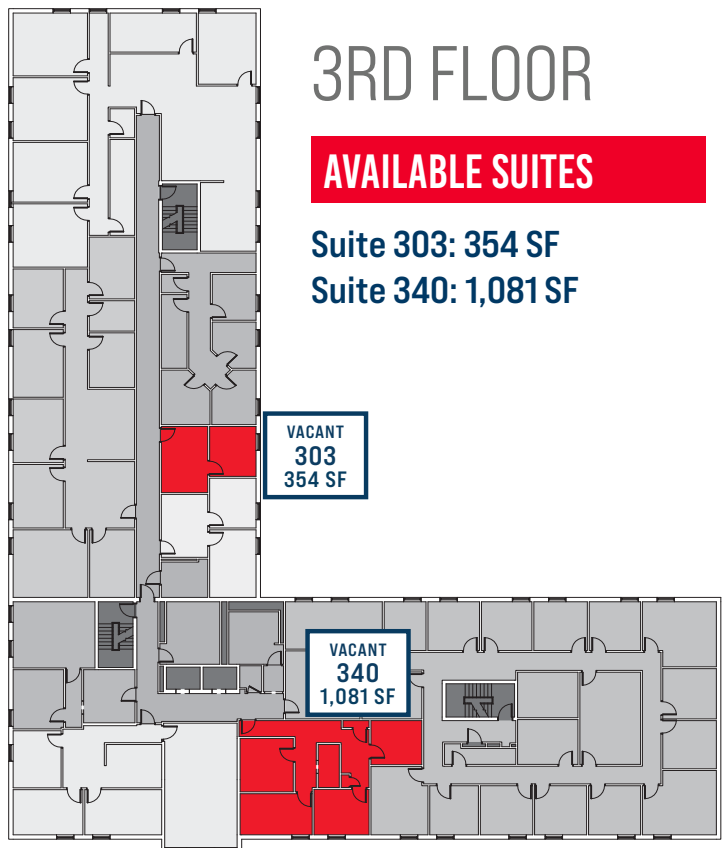
3RD FLOOR

AVAILABLE SUITES

Suite 303: 354 SF
Suite 340: 1,081 SF

VACANT
303
354 SF

VACANT
340
1,081 SF





THE BROADMOOR WORLD ARENA

Timsetown

SCHOOL DISTRICT TWO HARRISON

51,920 VPD
I-25 & CIRCLE DR



34,529 VPD
JANITELL RD & CIRCLE DR



ALTA
Multifamily 501 Units

LAKE AVE

JANITELL RD



Colorado Springs Commercial

DAVID SCHROEDER

Director

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,952	109,099	234,605
HOUSEHOLDS	3,490	45,622	95,444
AVERAGE HOUSEHOLD INCOME	\$66,916	\$69,661	\$75,296

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