

**FOR LEASE** 4,555 SF  
**VALUE-PRICED OFFICE**  
**\$2,500/MO. GROSS LEASE**

4 MINUTES  
TO I-25



**NEW ROOF AND  
PARKING LOT  
IN 2023**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**3405 N EL PASO ST**  
COLORADO SPRINGS, CO 80907



# PROPERTY FEATURES

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**LEASE RATE**  
\$2,500/MO  
Gross Lease  
to include  
Utilities



**AVAILABLE  
SPACE**  
4,555 SF

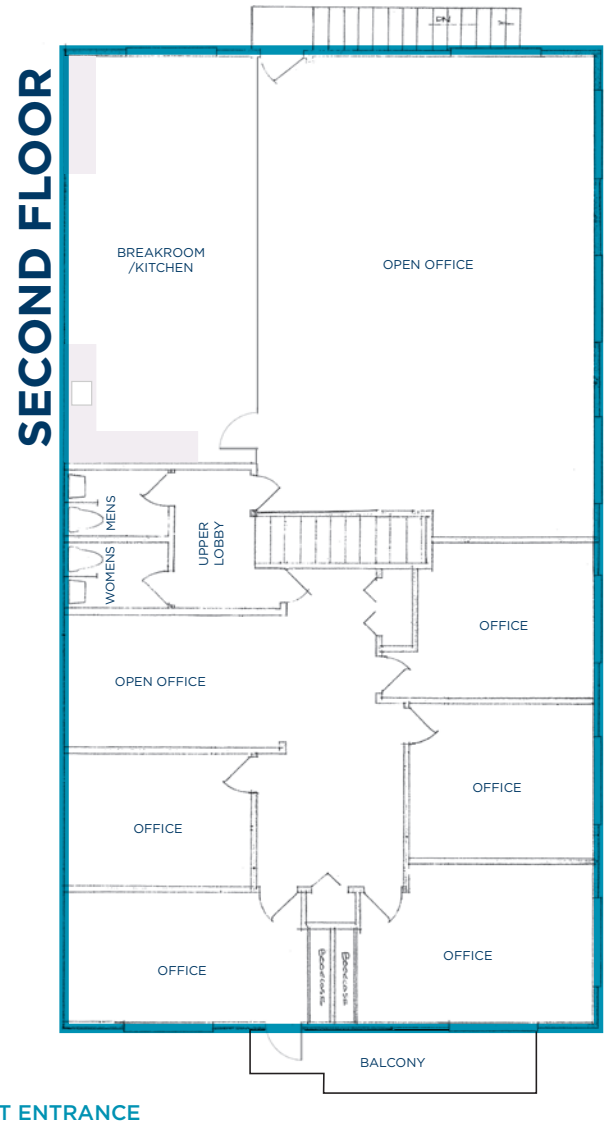
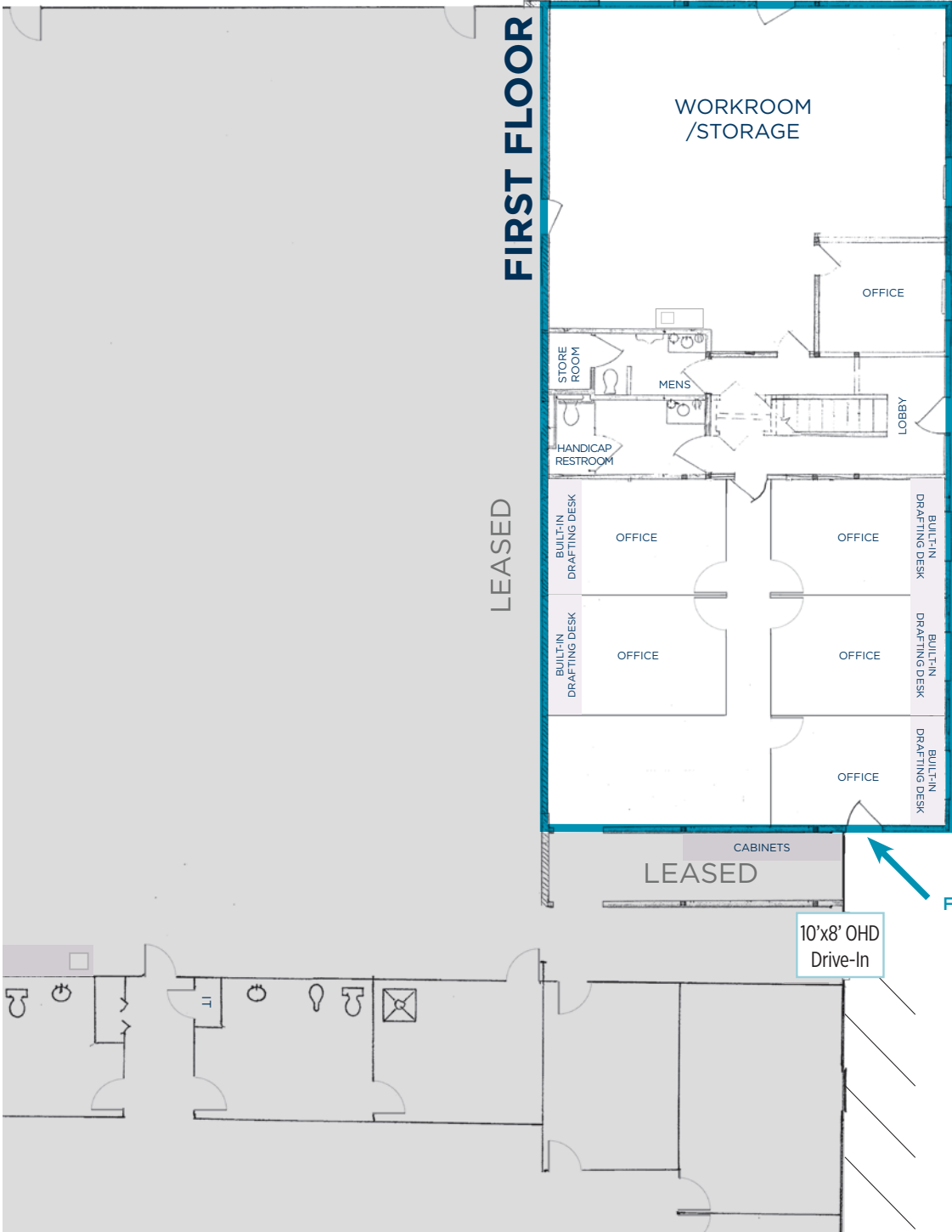


**PARKING**  
3 Reserved  
4 Shared



**YEAR BUILT**  
1973

# FLOOR PLAN

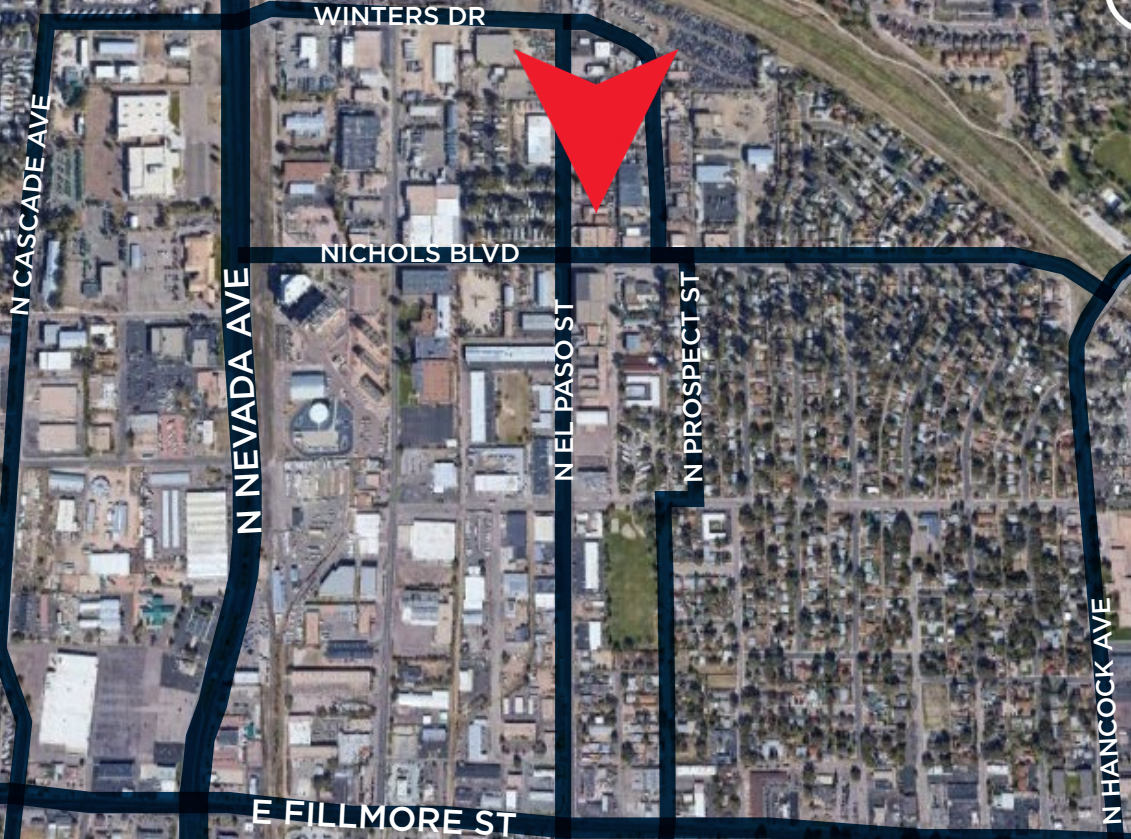


\* NOT TO SCALE



**SUITE B**  
**4,555 SF**

751 SF  
WAREHOUSE  
3,801 SF  
OFFICE



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**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

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