

**FOR LEASE** 4,555 SF  
**VALUE-PRICED OFFICE**

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**  
Suite B: \$8.00/SF



**EXPENSES**  
\$2.50 PER RSF  
(2024 Est.)



**AVAILABLE SPACE**  
4,555 SF



**BUILDING SIZE**  
12,000 SF



**SITE AREA**  
0.62 AC

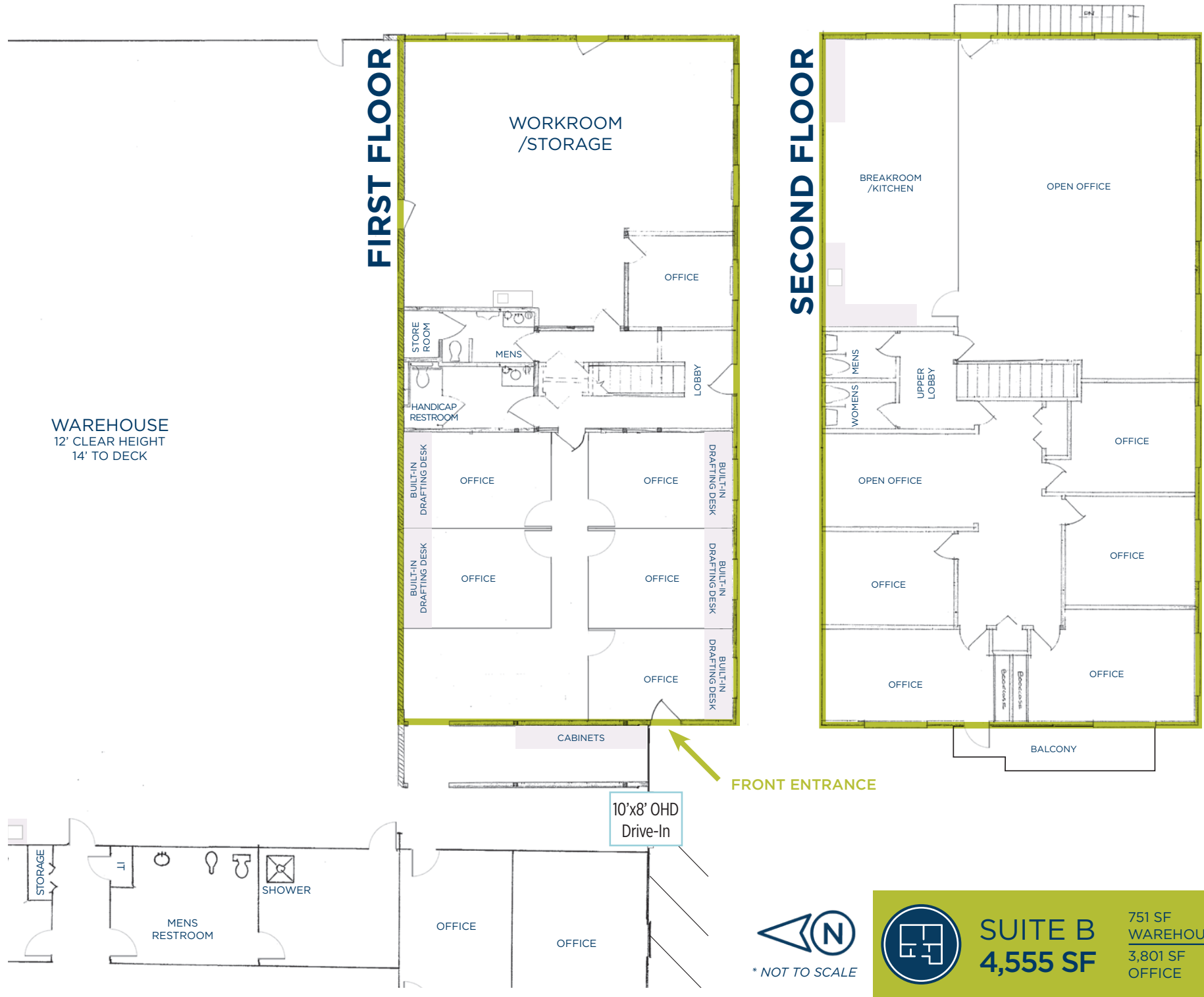


**ZONING**  
LI  
(Light Industrial)



**YEAR BUILT**  
1973

# FLOOR PLAN



\* NOT TO SCALE



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

751 SF  
WAREHOUSE  
3,801 SF  
OFFICE





WINTERS DR  
NICHOLS BLVD  
N CASCADE AVE  
N NEVADA AVE  
N EL PASO ST  
N PROSPECT ST  
N HANCOCK AVE  
E FILLMORE ST

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