OFFICE FOR LEASE

BROADMOOR OFFICE SUITES

1763 SOUTH EIGHTH ST., COLORADO SPRINGS, CO 80905

TREVEY COMMERCIAL



PROPERTY FEATURES

- Office Space for Lease with Excellent 8th Street Frontage
- 750 SF of Office Space Available for Immediate Occupancy
- Functional Layout Featuring Reception Area, Two (2) Private Offices, In-Suite Restroom & Kitchenette
- Previously Utilized as a Professional Counseling Office
- Monument Signage Available for Enhanced Property Visibility
- Convenient Access to Major Thoroughfares: 1.3 Miles to I-25, 0.7 Miles to US-24 / Cimarron Street, 2 Miles to Downtown Colorado Springs & 10 Miles to Colorado Springs Airport

PROPERTY DETAILS

AVAILABLE	±750 SF
LEASE RATE	$1,400.00 / Month
LEASE TYPE	Full Service Gross (FSG)
PARKING	6.22 / 1,000
ZONING	Commercial
Y.O.C.	1985
BUILDING SIZE	4,014 SF
USE	Professional Office
CITY / COUNTY	Colorado Springs / El Paso

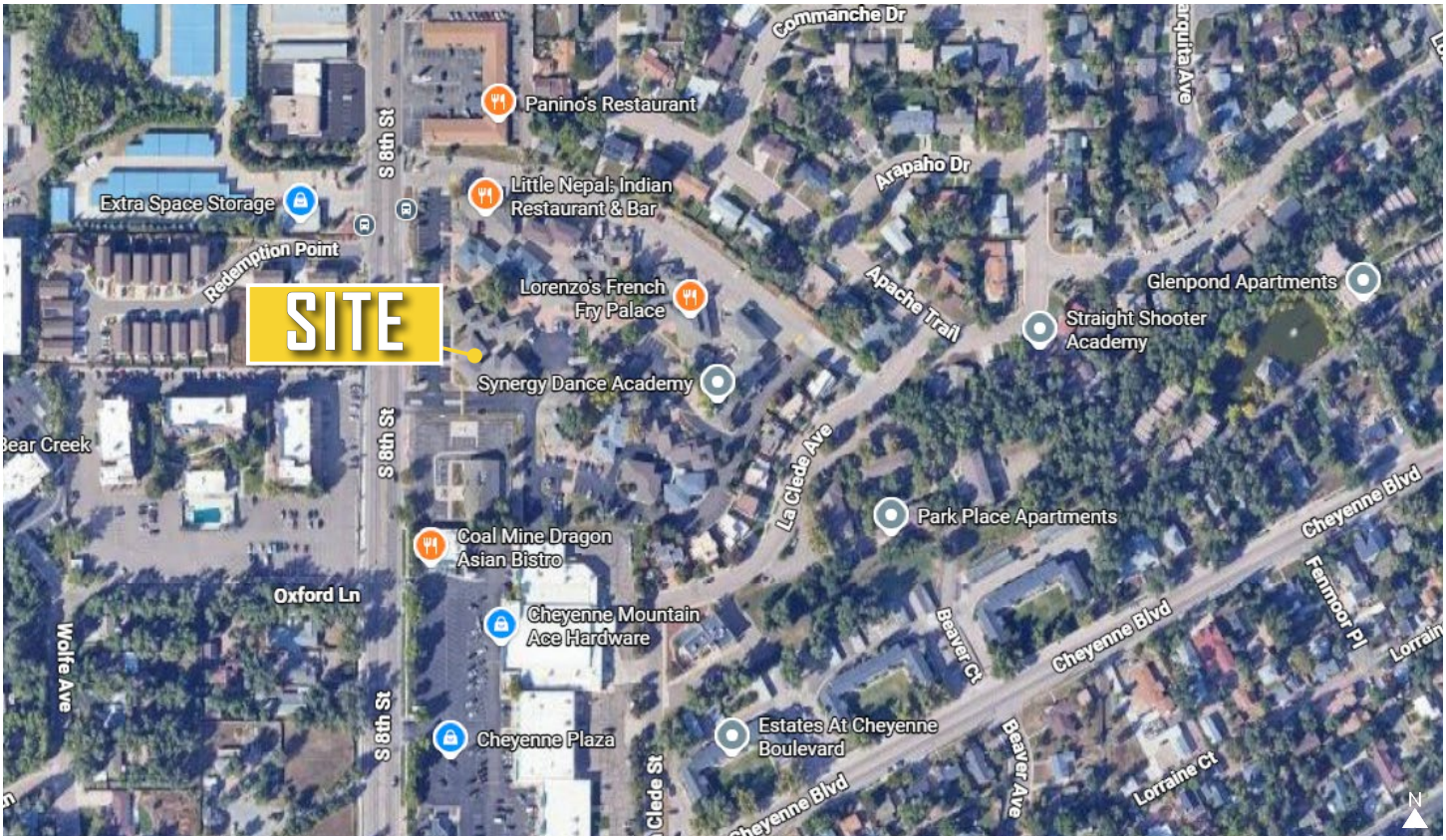
DEMOGRAPHICS

Radius	*Population*	*Income*	*Home Value*
2 Mile	32,302	$105,699	$551,865
5 Mile	179,901	$93,664	$441,550
10 Mile	470,926	$99,056	$428,318

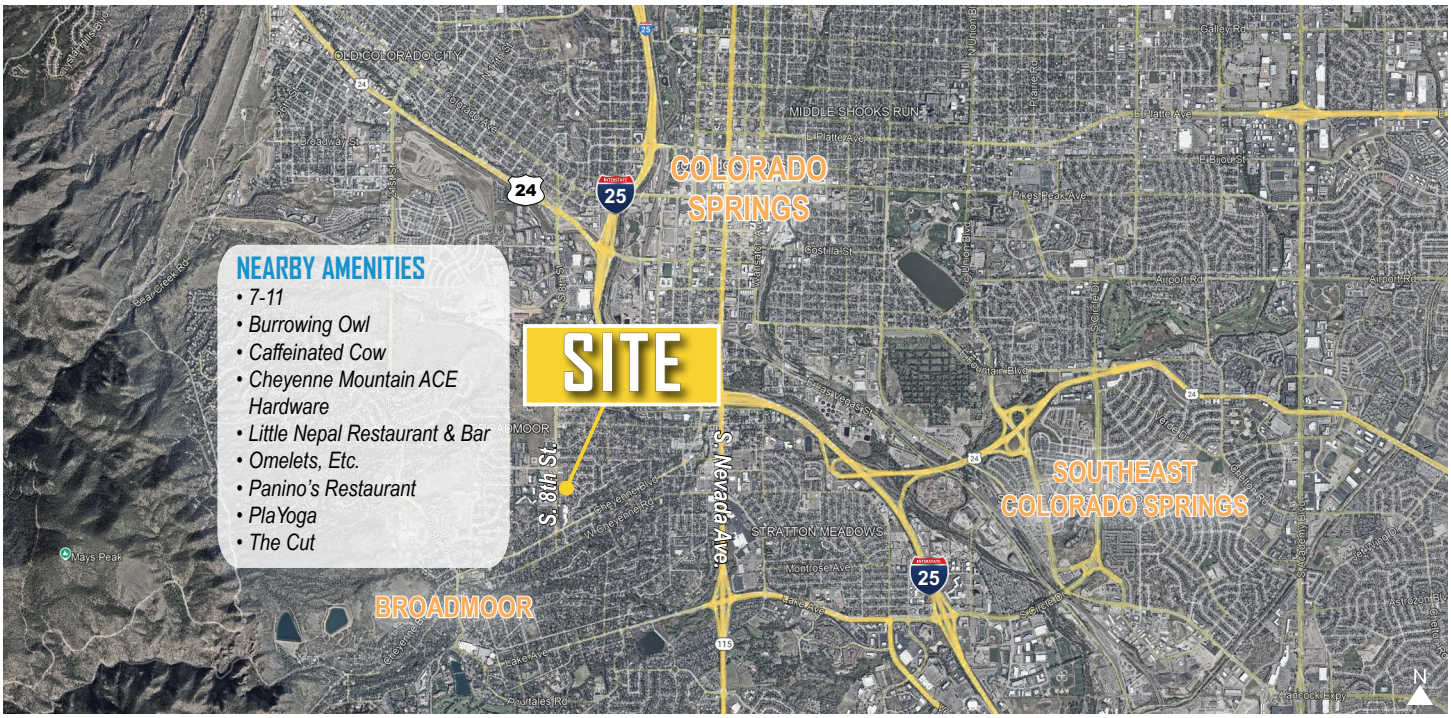
TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 13,000 VPD at S. 8th St. & Oxford Lane N.
Approx. 46,000 VPD at S. 8th St. & W. Cimarron St.
Approx. 95,500 VPD on US-24 at W. Cimarron St.

LOCAL AERIAL



REGIONAL AERIAL



TREVEY COMMERCIAL
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BROKERAGE DISCLOSURE

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