



2132
BIJOU

OFFICE FOR LEASE



SPEC SUITES

Available for immediate occupancy



BRAND NEW
Newly remodeled common areas

407-14,952 RSF

2132 E. Bijou Street

COLORADO SPRINGS, CO 80909

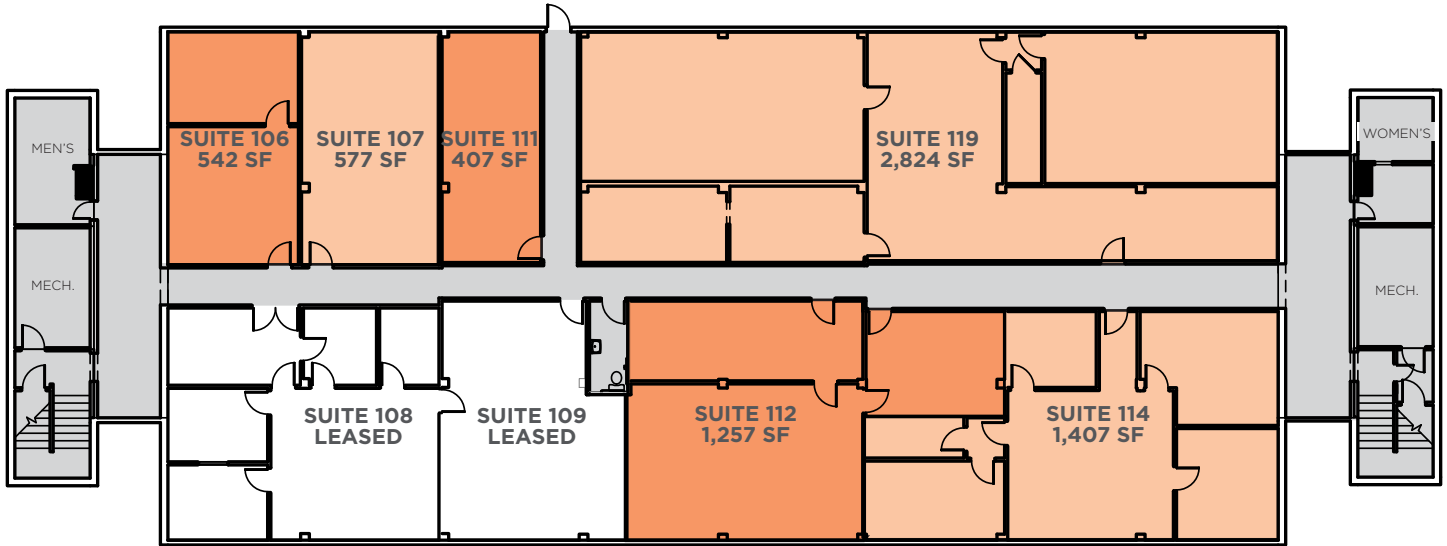
2132 BIJOU is a 2-story, 22,642 square foot office building conveniently located in the heart of Colorado Springs, minutes away from downtown and I-25, as well as several golf courses and parks. Over \$650,000 in recent capital improvements have been completed in 2020.

- NEWLY remodeled interiors, common areas, and restrooms
- NEW HVAC systems, exterior paint, windows, roof, and parking lot
- Building signage available
- Spec suites available for immediate occupancy

Building Size:	22,642 SF
Number of Levels:	2
Available Space:	407-14,952 SF
Lease Rate:	\$12.00/SF Modified Gross
Tenant Improvements:	Negotiable

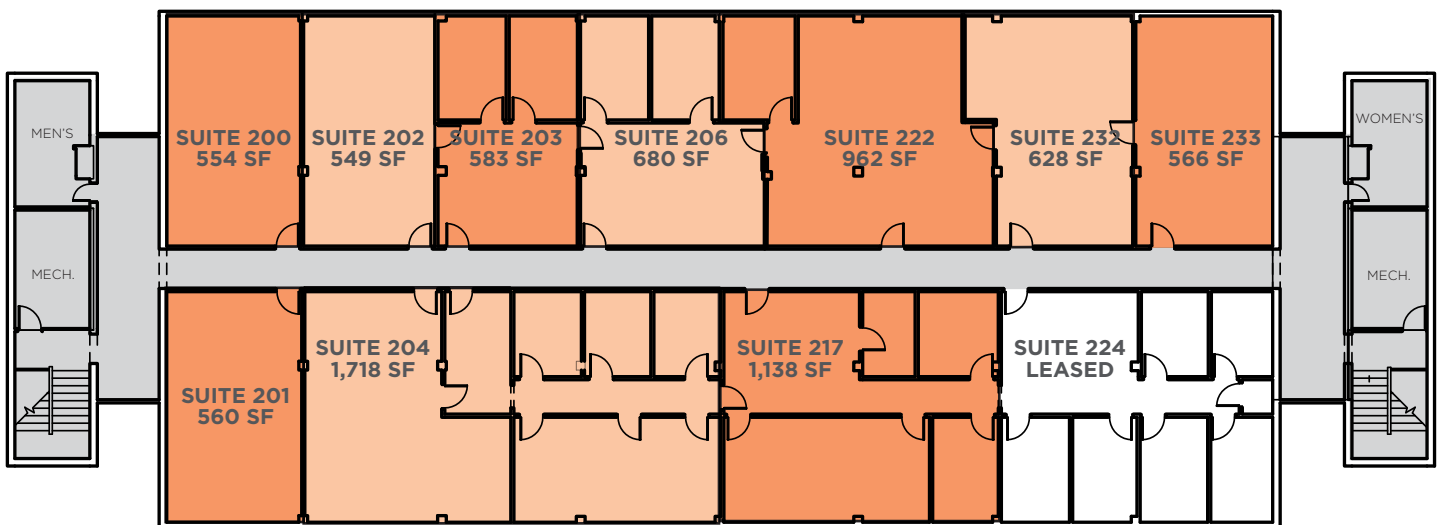
407-7,014 SF

1st Floor



549-7,938 SF

2nd Floor





2132
BIJOU

DOWNTOWN
COLORADO SPRINGS

NEARBY FOOD/DRINK

Dutch Bros Coffee
MacKenzie's Chop House
Springs Orleans
Famous Steakhouse
Quijotes Mexican Grill
Uwe's German Restaurant
China Village
HavanaGrill
Black Bear Diner
Starbucks

Skirted Heifer
The Melting Pot
The Rabbit Hole
Jose Muldoon's
Olive Garden
Citadel Mall
Chick-fil-A
Arby's
Carl's Jr.
Maria's Taco Shop

& more!



CONTACT INFORMATION

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**Colorado Springs
Commercial**

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