

# CORNER PROPERTY DOWNTOWN

FOR LEASE // 428 S Nevada Ave, Colorado Springs, CO 80903



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COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$32.00 SF/yr (NNN)
Expenses:	\$4.25 (2018 est.)
Zoning:	C6

## PROPERTY OVERVIEW

Retail/commercial building for lease on the corner of E. Cimarron and S. Nevada. In the heart of downtown, this building lies within one of the new opportunity zones and the enterprise zone. Its location is walking distance from a number of restaurants and breweries, with the upcoming U.S. Olympic Museum and Casa Mundi apartments just minutes away. The building has drive-through capability, and offers great potential for a wide variety of retail ventures.



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