

FOR SALE/FOR LEASE

OFFICE SPACE

720 W. MONUMENT STREET, COLORADO SPRINGS, CO 80904



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PROPERTY INFORMATION

Price: \$3,000,000.00 (\$173.79/PSF)
 Building Size: 17,262 +/-
 Lease Rate: \$14.00/SF NNN
 Lot Size: 1.88 Acres
 Zoning: OR (Office Residential)
 Year Built: 1965

COMMENTS

- 3 minutes to Central Business District
- Natural setting overlooking Downtown Colorado Springs
- 3 Bedroom apartment
- Multi-use property
- Located just west of I-25
- Remodeled office space
- European style
- Updated restrooms, showers

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	12,732	81,120	193,353
Households			
2019 Est. HHs	5,503	40,981	88,449
2019 Est. Avg. HH Income	\$59,426	\$64,895	\$88,449
	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	10,129	81,395	240,292
2019 Est. HHs	4,799	39,705	106,362
2019 Est. Avg HH Income	\$60,673	\$62,916	\$71,439

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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