



## LEGACY BANK BUILDING FOR LEASE

### 1580 E CHEYENNE MOUNTAIN BLVD | COLORADO SPRINGS, CO

#### SPACE AVAILABLE:

Suite 120:	892 RSF
Suite 160:	805 RSF
	1,697 RSF (contiguous)
Suite 180:	985 RSF
Total Available:	2,682 RSF

#### LEASE RATE:

Contact Broker

#### For information, please contact:

##### KENT MAU

D: 719.228.0105

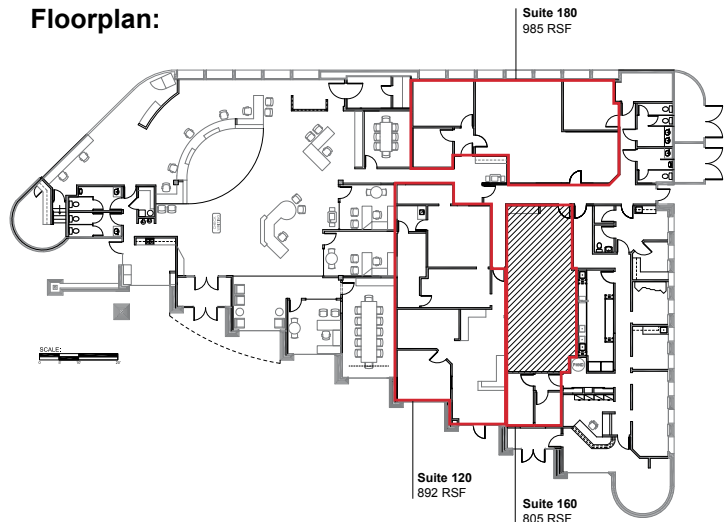
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#### RETAIL/OFFICE FOR LEASE

This is a single story building that offers an excellent location in terms of visibility and a professional environment on the corner of East Cheyenne Mountain Boulevard & Geysers Drive.

#### Floorplan:



**RETAIL/OFFICE FOR LEASE**  
**DETAILS**

**Area Amenities:**

The locational feature provides identity with proximity to neighboring tenants such as Target, Broadmoor World Arena, Tinsletown’s 23-screen movie theater complex, AT&T and a host of other recognizable businesses. In addition to the features mentioned, this development includes in line space to national retailers like Office Depot, PETCO, Baskin & Robbins, all of whom are a part of this substantial development at the intersection of Circle Drive & I-25.

**Building:**

This 12,905 RSF building is a single-story brick and glass structure originally built in 1989 for the former Cheyenne Mountain Bank. The property sits on a land parcel of 65,430 SF with abundant parking.) The offered suites are second generation availability with first-class finishes in move-in condition for tenants needing “now” space and/or competitive tenant allowances.

**Lease Terms:**

All terms and conditions will be considered and proposals to the to-be agreed upon terms & conditions will be at a very competitive fair-market value range. Certain information is needed from the prospective tenant prior to receipt of a proposal. If contemplating this building as a prospective location, please feel free to contact the broker to discuss pricing.

**DEMOGRAPHICS:**

	1 mile	3 mile	5 mile
<b>Population</b>	6441	90,604	222,273
<b>Households</b>	2855	36,880	89,384
<b>Avg Household Income</b>	\$58,437	\$60,970	\$62,624



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