

# Nineteen North

19 N. TEJON STREET, COLORADO SPRINGS, COLORADO



Community Banks  
of Colorado

NINETEEN NORTH



Community  
Banks  
of Colorado

ATM

**PALMER MCALLISTER**  
Commercial Real Estate

OFFICE & RETAIL FOR SALE OR LEASE



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

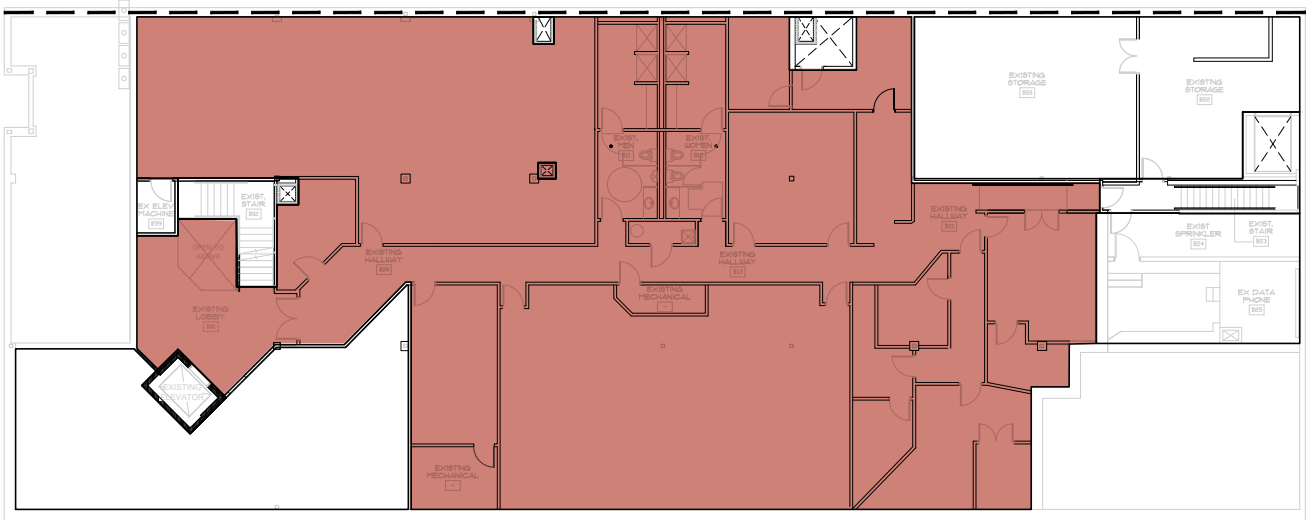
# Nineteen North

19 N. TEJON STREET, COLORADO SPRINGS, COLORADO

<b>BUILDING SIZE:</b>	44,550 RSF
<b>AVAILABLE SPACE:</b>	38,199 RSF
<b>SALE PRICE:</b>	\$6.95MM
<b>PER FLOOR:</b>	Lower Level (retail): 11,210 RSF 1 <sup>st</sup> Floor (retail): 8,557 RSF 2 <sup>nd</sup> Floor (office): 5,600 RSF 3 <sup>rd</sup> Floor (office): 12,832 RSF
<b>LEASE RATE:</b>	Lower Level/1 <sup>st</sup> Floor: \$25.00 per RSF NNN 2 <sup>nd</sup> /3 <sup>rd</sup> Floor: \$16.00 per RSF NNN
<b>EXPENSES:</b>	\$8.00 per RSF (2019 estimate)
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>PARKING:</b>	Building is attached to City Parking Garage by covered walkway
<b>NUMBER OF STORIES:</b>	3
<b>YEAR RENOVATED:</b>	2019

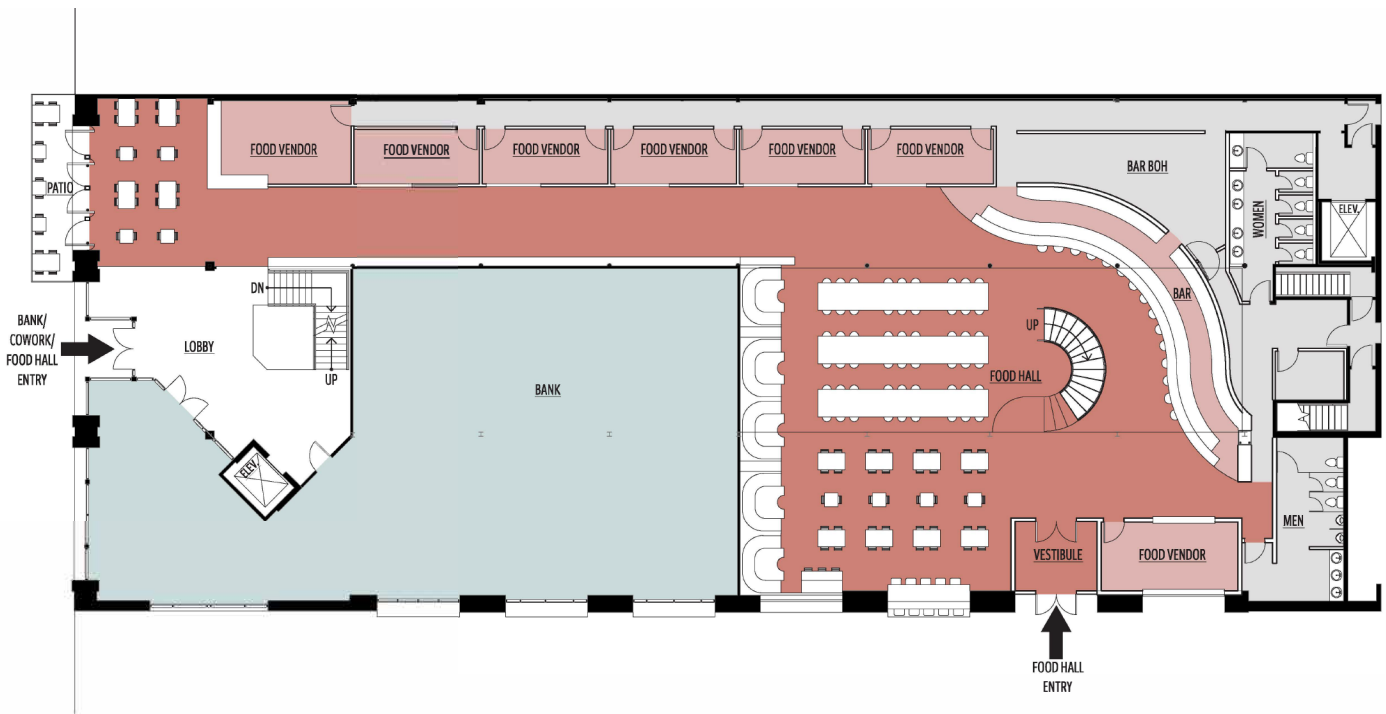


# Lower Level



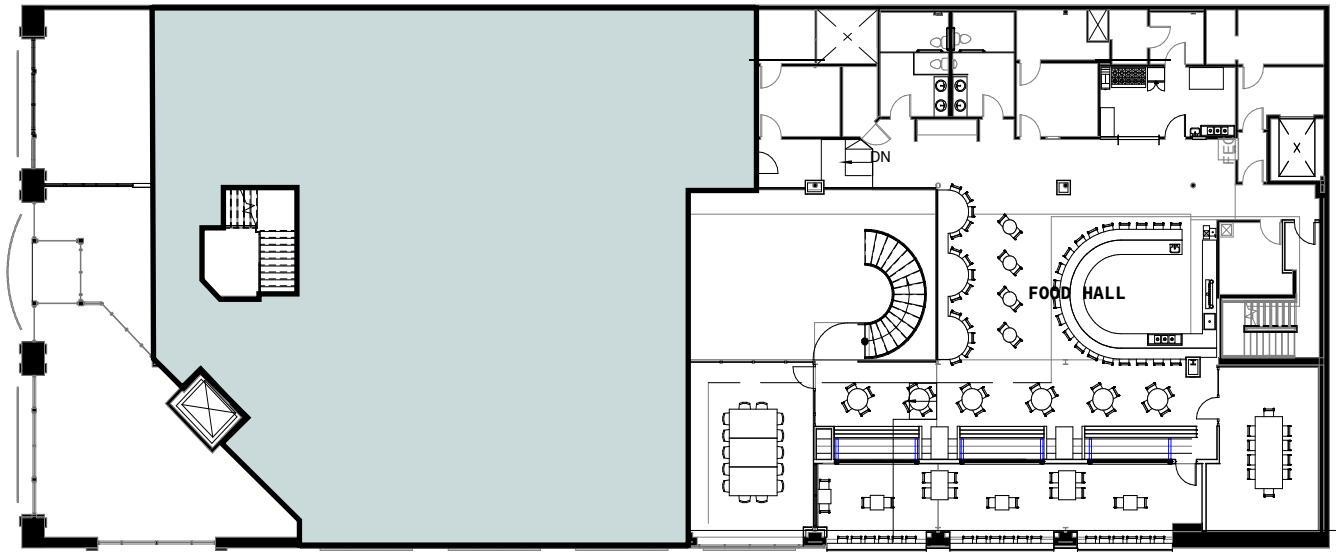
11,210 RSF

# First Floor



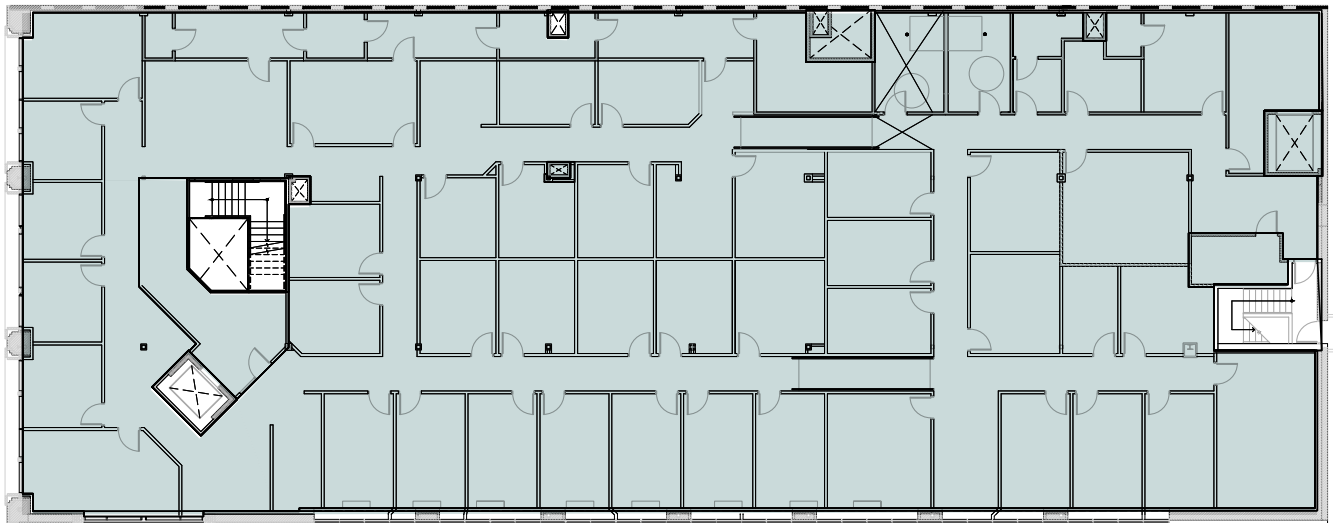
8,557 RSF

# Second Floor



5,600 RSF

# Third Floor



12,832 RSF

## EXCLUSIVE LEASING AGENTS

GRANT SEANOR

Colorado Springs Commercial  
719 418 4071

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GARY HOLLENBECK

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