

FOR LEASE OR SALE  
**HISTORIC OFFICE PROPERTY**

102  
**SOUTH WEBER STREET**  
 Colorado Springs, CO 80903



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**HISTORIC OFFICE BUILDING**

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**UNIQUE HISTORIC BUILDING**

Located in the central business core of Colorado Springs, this unique historic property was originally built in 1924 as a church before being converted to its current use as office space. With a total of 9,257 rentable square feet, the 2+ story building is located on a prominent corner lot in a prime area. The building features 12' high ceilings on the main level, large windows letting in lots of natural light, multiple conference rooms and breakroom, large executive-style offices and multiple entrances. Building signage is available. Ample parking can be conveniently accessed one block away in the City Garage, where spaces can be leased monthly. Great user/owner opportunity.



**CONTACT US**

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Property Details	
Rentable Square Feet	9,257
Land Area	7,000 SF
Year Built	1924
Number of Stories	2 plus
Parking	3 onsite; 18 covered offsite also available separately or as part of the NNN
Zoning	FB-highrise
Location	SW Corner of S Weber & E Colorado
Sale Price	\$1,200,000

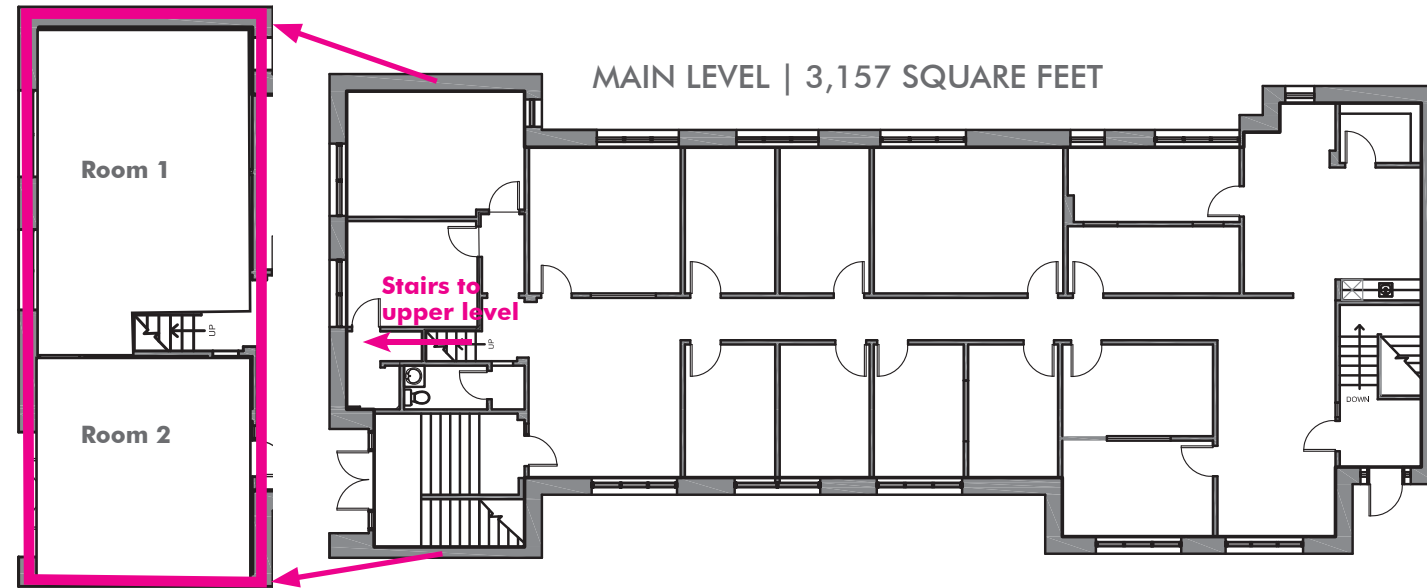
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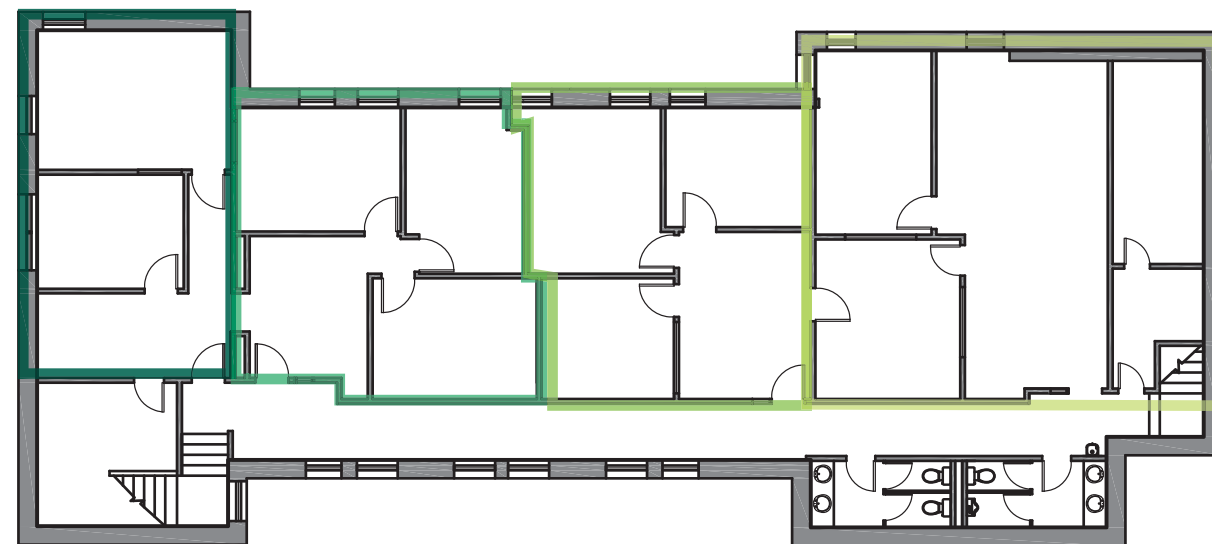
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## FLOOR PLANS

UPPER LEVEL | 1,275 SQUARE FEET



LOWER LEVEL | 3,386 SQUARE FEET (MULTIPLE SUITE OPTIONS)



## Available Space

Space	Square Footage	Rate	Features
Main / Lower Levels	4,000- 9,257 SF	\$10-12/SF NNN NNN = \$3.14/SF	Breakrooms, separate entrances, conference rooms
East Suite	1,275 SF	\$1,380/Mo FSG	Separate entrance, private bathroom, 2 lower level offices, 2 upper level conference rooms/open space. Short term lease options available

## PROPERTY PHOTOS

