

# OFFICE SPACE FOR LEASE

102 S. WEBER STREET, COLORADO SPRINGS, CO 80903



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| Demographics             |          |          |          |
|--------------------------|----------|----------|----------|
|                          | 1 Mile   | 3 Mile   | 5 Mile   |
| <b>Population</b>        |          |          |          |
| 2019 Est. Population     | 10,664   | 101,096  | 231,747  |
| <b>Households</b>        |          |          |          |
| 2019 Est. HHs            | 5,366    | 47,847   | 101,813  |
| 2019 Est. Avg. HH Income | \$49,112 | \$60,949 | \$67,234 |
| Drive Times              |          |          |          |
|                          | 5 Min    | 10 Min   | 15 Min   |
| 2019 Est. Population     | 15,575   | 108,797  | 274,735  |
| 2019 Est. HHs            | 7,905    | 51,009   | 118,901  |
| 2019 Est. Avg HH Income  | \$52,085 | \$60,662 | \$69,427 |

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



Conceptual Rendering

## LOCATED IN CENTRAL BUSINESS DISTRICT

Within .5 mile radius of:

- Olympic Museum – Estimated 350,000 visits per year
- Switchbacks/Weidner Stadium, 10,000 seats, est. 250,000 visits per year; opening 2021
- America the Beautiful Park
- U.S. Olympic Headquarters
- Pikes Peak Center for the Performing Arts
- 3,500 seat hockey arena opening 2021

## DOWNTOWN DEMOGRAPHICS

- Over 29,000 primary jobs
- 600 residential units added from 2016 to 2nd quarter 2020
- 1,038 additional residential units by 2023
- 4 new hotels by 2021, adding 600 more rooms.

## AGE DIVERSITY

- 29 or younger 16.2%
- 30 – 54 59.5%
- 55 or older 24.3%

## TRAFFIC COUNT

|                              |        |      |
|------------------------------|--------|------|
| N Tejon St @ E Bijou St      | 5,378  | 2018 |
| N Cascade Ave @ E Bijou St S | 19,106 | 2018 |

## PROPERTY INFORMATION

- Available Space:** 4,000 SF - 9,257 SF
- Lease Rate:** Contact Broker
- Parking:** 3 onsite; City Garage one block away
- Zoning:** FBZ-CEN

## Comments:

- Building currently under renovation.
- Please contact broker for further information.

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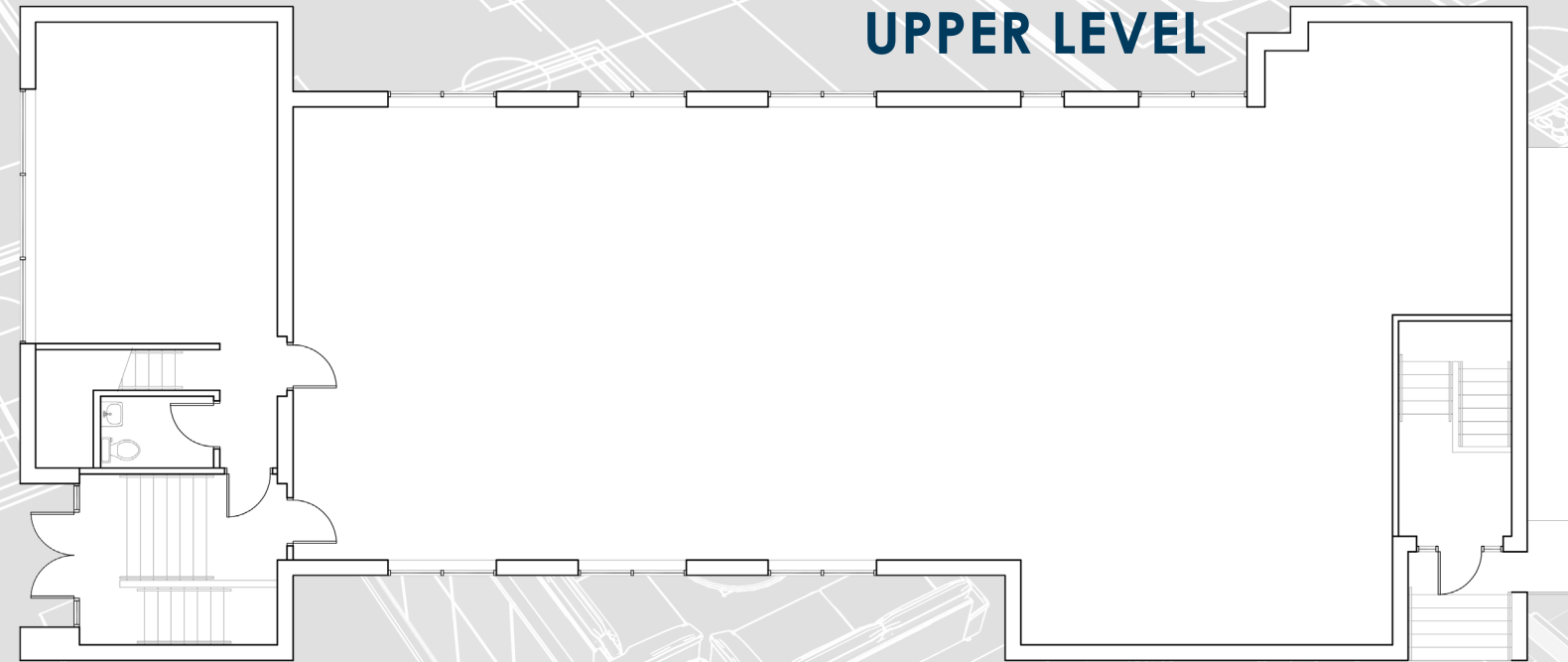
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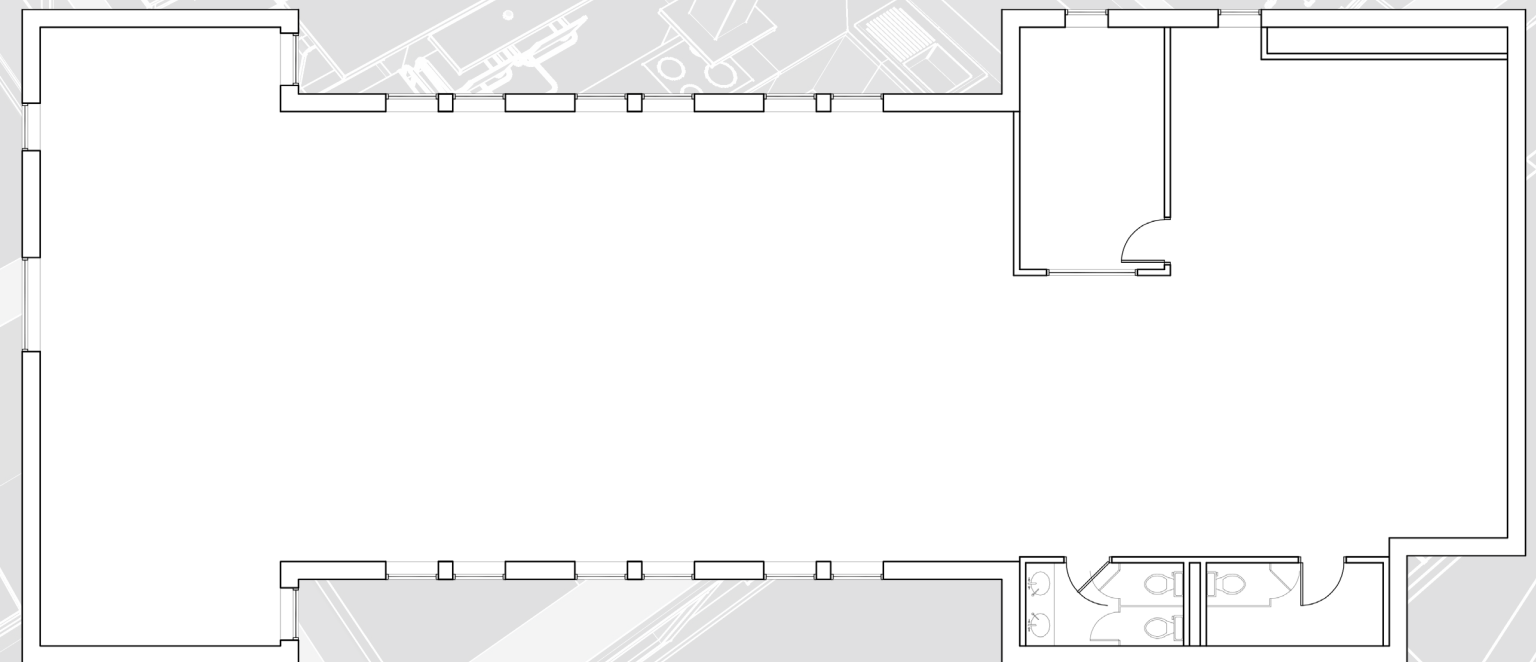
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## FLOOR PLANS

### UPPER LEVEL



### LOWER LEVEL



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