

**FOR LEASE - OFFICE**  
**CENTRALLY LOCATED OFFICE SPACE**

**THE  
COMMERCIAL  
GROUP®**



**PROPERTY  
HIGHLIGHTS**

- Close to I-25
- Directly across from UCCS and direct visibility to Austin Bluffs
- Great space for any general professional business

**1831 AUSTIN BLUFFS PKWY, SUITE 100 ,COLORADO SPRINGS, CO 80918**

- Space Available: Suite 100 - 1,705 square feet
- Lease Rate: \$12.00 psf + NNN (est. at \$3.46 psf) + utilities
- 1st floor space with new concrete handicapped access.
- Completely renovated building in 2016 with new windows, roof, landscaping, painting, entry and more!

**RE/MAX®**

**COMMERCIAL**

**ROB ROLLEY**

Phone: 719.570.9000 Fax: 866.804.1296  
**CowboyCommercial@gmail.com • CELL: 719.235.7499**

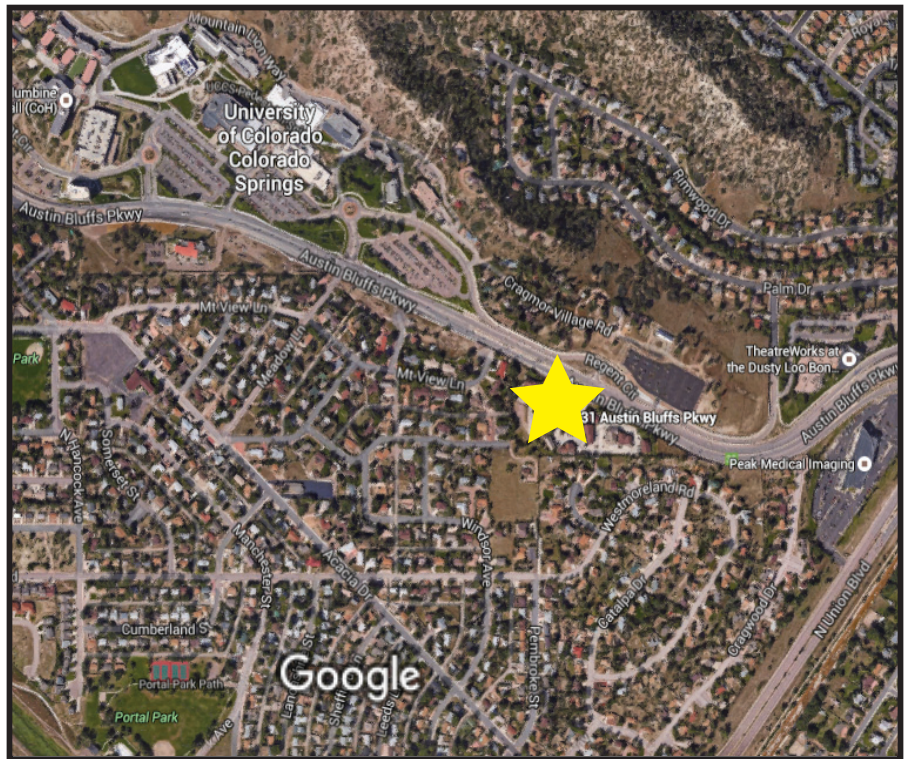
RE/MAX PROPERTIES, INC. • 102 S. TEJON ST., SUITE 100. COLORADO SPRINGS, CO 80903

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