

For Lease

General Office Space

1401, 1413, & 1417 Potter Drive, Colorado Springs, CO



PROPERTY INFORMATION - FOR LEASE

- Gross Building Area: 16,112 SF
- Parking Ratio: 3.5 / 1,000 SF
- Zoning: MX-N
- Year Built: 1973
- Available Space: Multiple Suites
- Base Lease Rate: \$12.00 per SF
- NNN: \$3.50 per SF (2024)

PROPERTY HIGHLIGHTS

- Rustic Hills Area
- General Office
- Newly Refurbished offices
- **Fiber Optic Internet Available**
- 3 to 5 minutes away from major thoroughfares in Colorado Springs
- 15 minutes to I-25 and Garden of the Gods
- Surrounded by retail, restaurants, and fast foods

Area Demographics:	1 Mile	3 Mile	5 Mile
Population	14,812	121,512	289,193
Average HH Income	\$78,104	\$81,196	\$91,477
Average Age	37	36	36

Roger Hernandez

roger@hbrcommercial.com

(719) 339-9007

P.O. Box 1311, Monument, CO 80132

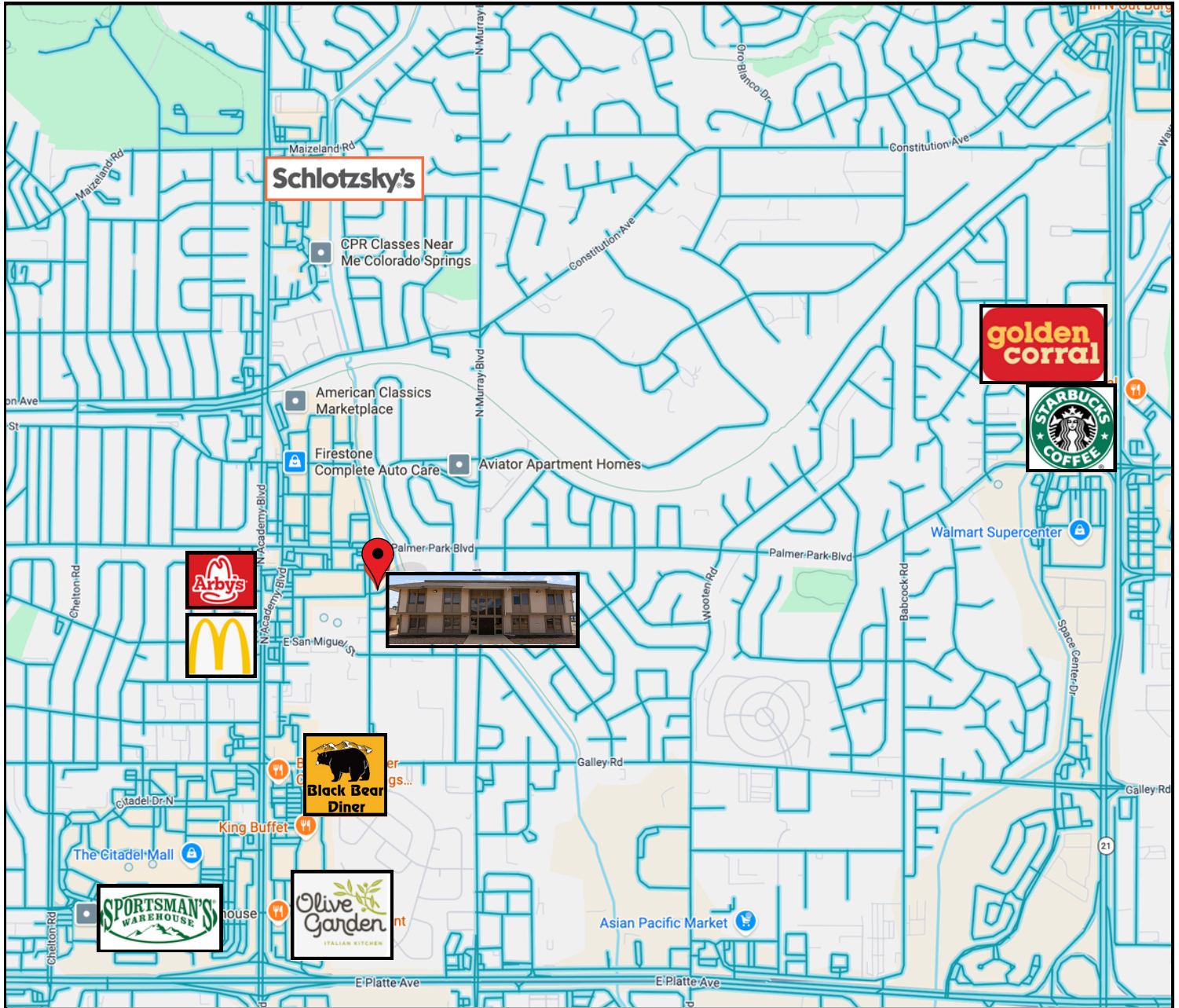
COMMERCIAL REAL ESTATE FOR PROFESSIONALS

For Lease

General Office Space

1401 & 1413 Potter Drive, Colorado Springs, CO

Map View



Roger Hernandez

roger@hbrcommercial.com

(719) 339-9007

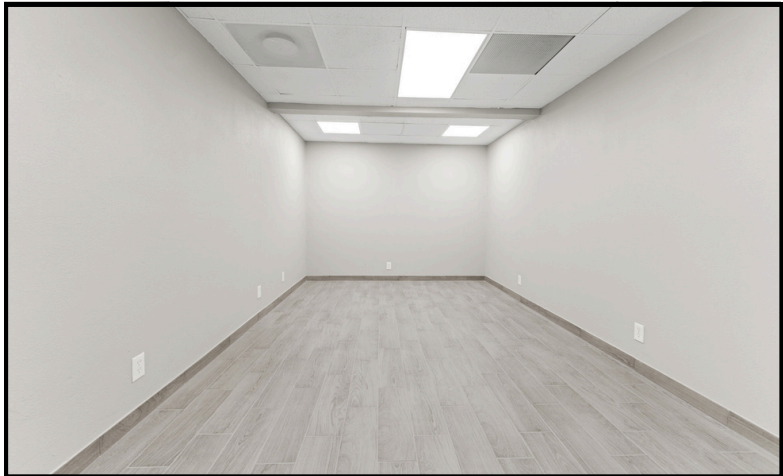
P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

For Lease

General Office Space

1401 & 1413 Potter Drive, Colorado Springs, CO



Roger Hernandez
roger@hbrcommercial.com
(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

For Lease

General Office Space

1401 & 1413 Potter Drive, Colorado Springs, CO



Roger Hernandez

roger@hbrcommercial.com

(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

Healthcare & Business Realty, LLC Copyright 2026. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.