

For Lease

General Office Space

1417 Potter Drive, Colorado Springs, CO



**\$12 per SF
Base Rent**

PROPERTY INFORMATION

- Gross Building Area: 4,000 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
- **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

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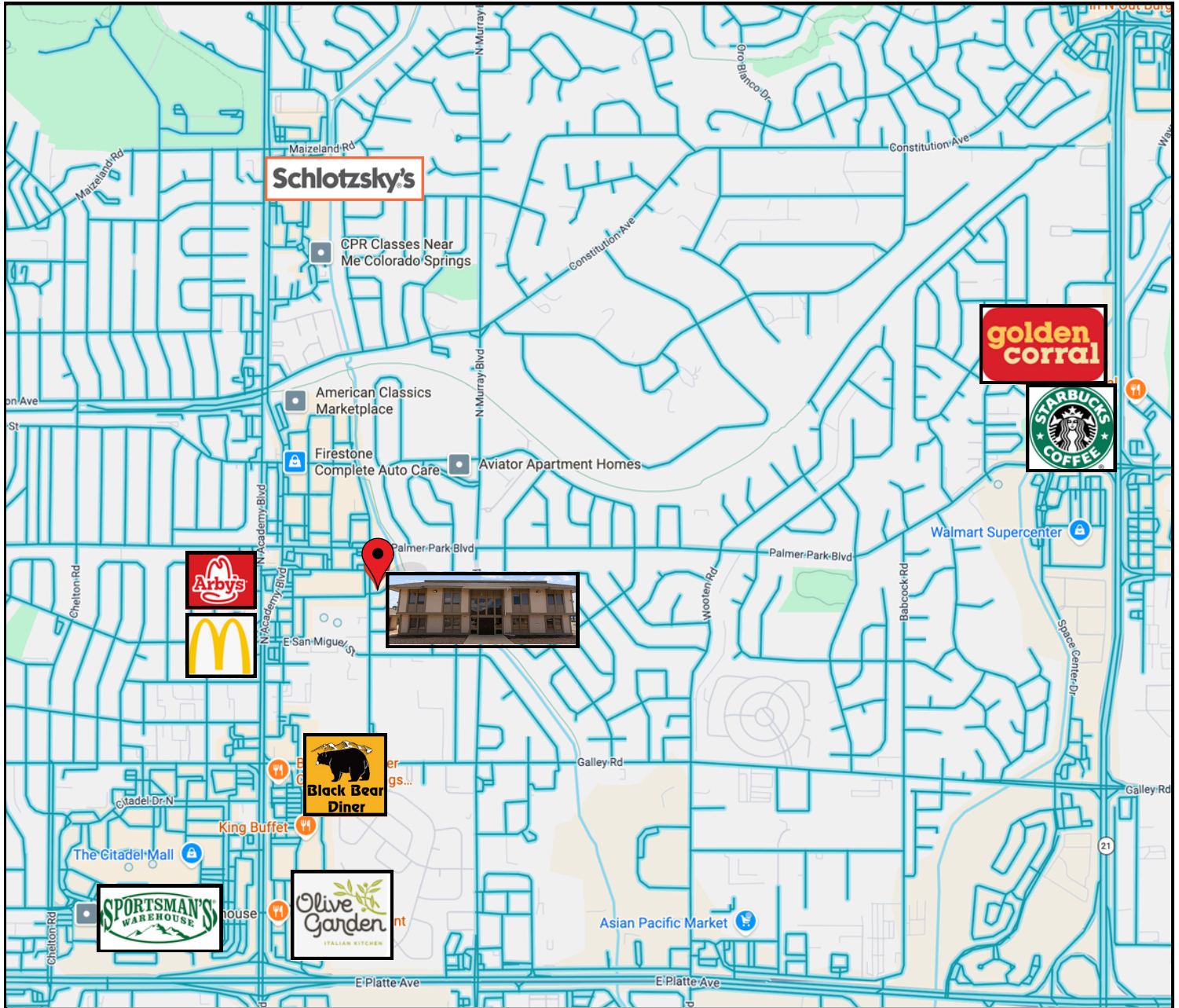
COMMERCIAL REAL ESTATE FOR PROFESSIONALS

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1401 & 1413 Potter Drive, Colorado Springs, CO

Map View



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