

For Lease

Office Space

1455 Little Bear Creek, Colorado Springs, CO



PROPERTY INFORMATION - FOR LEASE

- Gross Building Area: 4,420 SF
- Parking Ratio: 3.45 / 1,000 SF
- Zoning: PDZ
- Year Built: 2021
- Available Space: 1st Floor
- Suite 110: 1,750 RSF (approx.)
- Lease Rate: \$24 per SF, NNN
- NNN: \$7.76 estimated 2026

PROPERTY HIGHLIGHTS

- Just off of 21st Street on the West Side
- 5 minutes to Old Colorado City
- 10 minutes away from major thoroughfares in Colorado Springs
- Surrounded by retail, office, fast food restaurants, and residential
- Grey Shell Condition
- Gas & Electric seperately metered

Area Demographics:	1 Mile	3 Mile	5 Mile
Population	8,186	62,864	152,971
Average HH Income	\$118,223	\$100,301	\$96,149
Average Age	44	40	39

Roger Hernandez

roger@hbrcommercial.com

(719) 339-9007

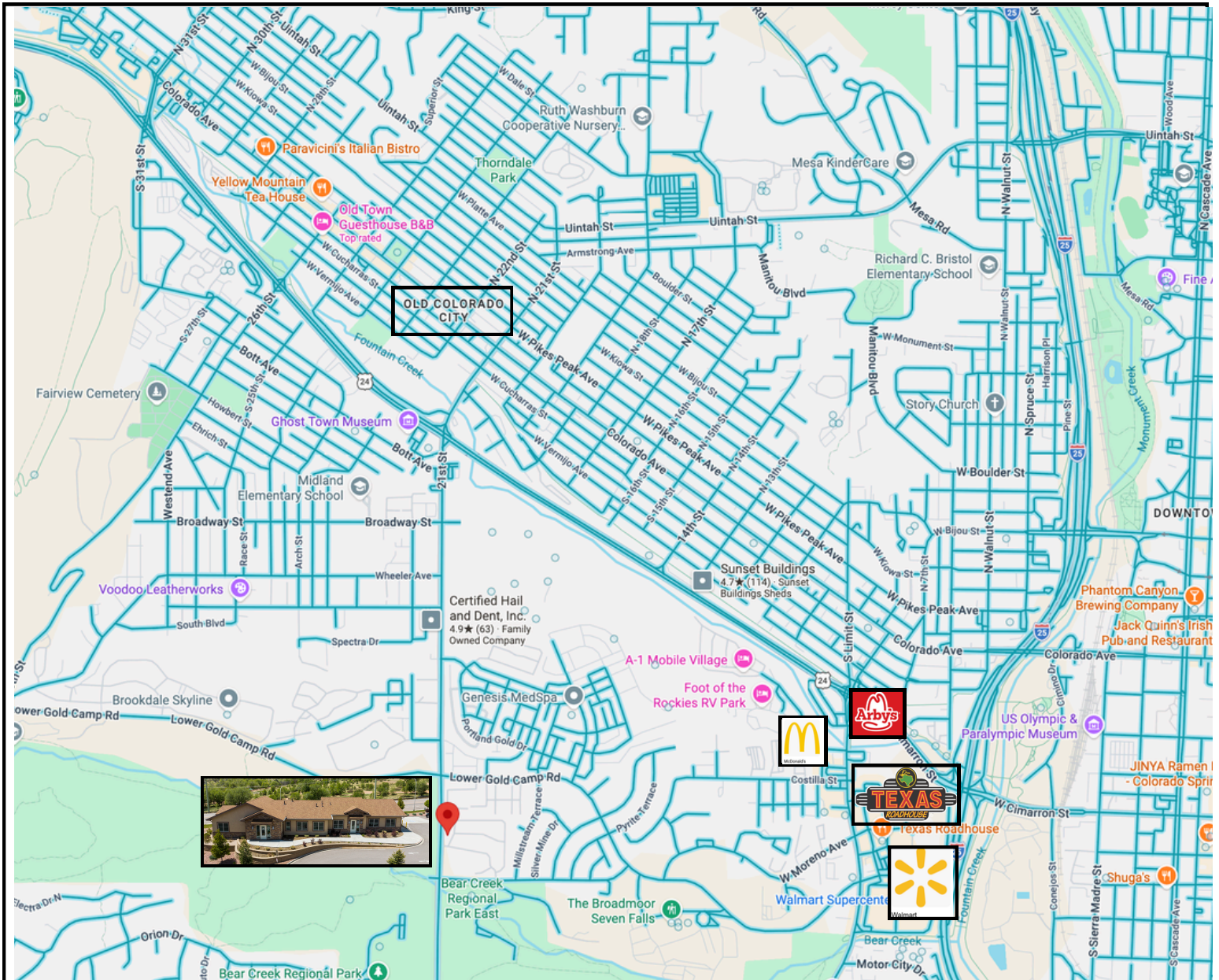
P.O. Box 1311, Monument, CO 80132

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.

1455 Little Bear Creek, 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

Office Space

1455 Little Bear Creek, Colorado Springs, CO

Suite 110



Roger Hernandez
roger@hbrcommercial.com
(719) 339-9007
P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

