



OFFICE/RETAIL FOR SALE/LEASE

1809 - 1815 N Circle Dr
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

 **LOCATION:** 1809 - 1815 N Circle Dr
Colorado Springs, CO 80909

 **BUILDING SIZE** ±6,270 SF

AVAILABLE SPACE:

1809:	±1,420 SF
1813:	±1,320 SF
1815:	±2,310 SF

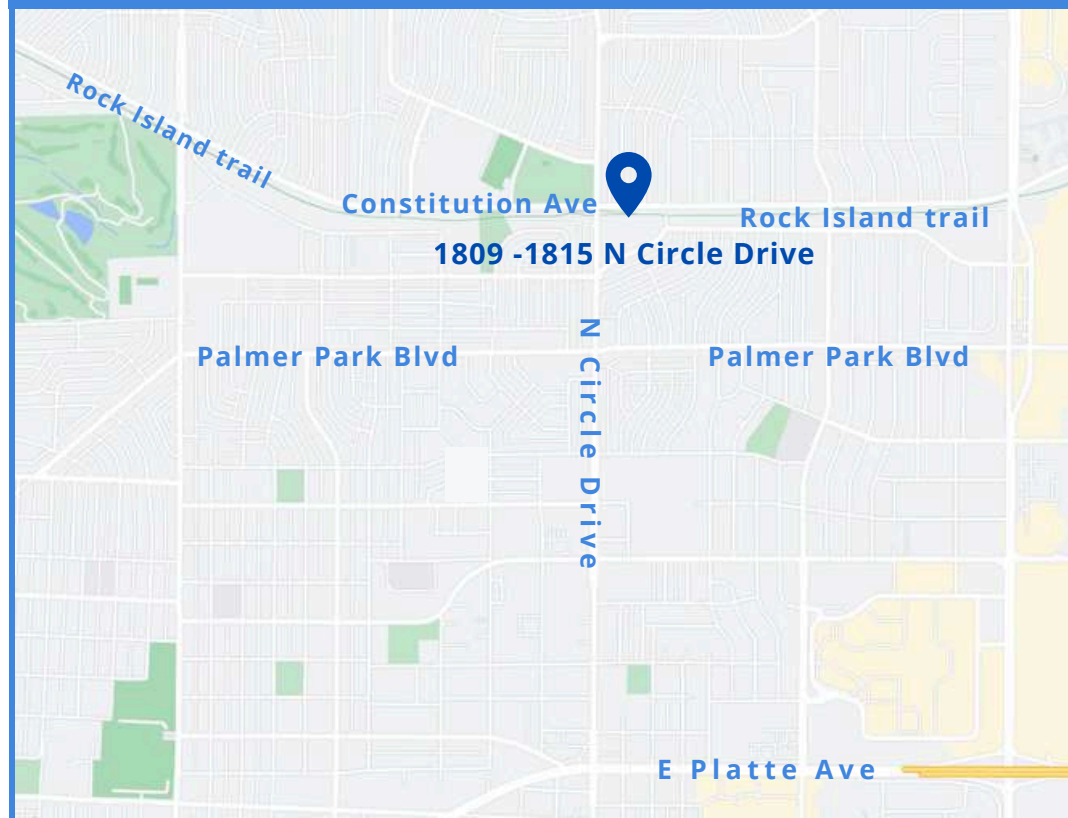
 **SALE PRICE:** \$2,000,000

LEASE RATE \$15.00 / SF + NNN

NNN: \$5.00 / SF

 **ZONING:** PBC

MAP



Additional Features:

- "Drive-Thru" in place
- High Traffic Count
- High Visibility
- Located within **Opportunity Zone**

JASON CASTRO

President

TYSON LIESE

Co-Broker



PEAK Commercial Properties
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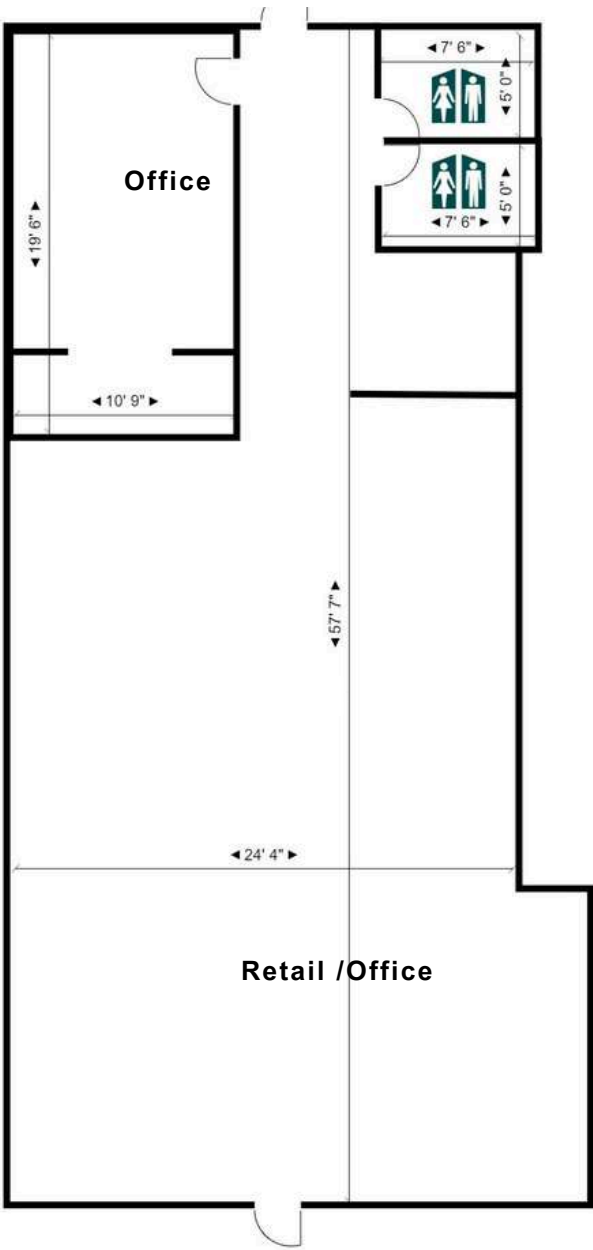
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FLOOR PLAN

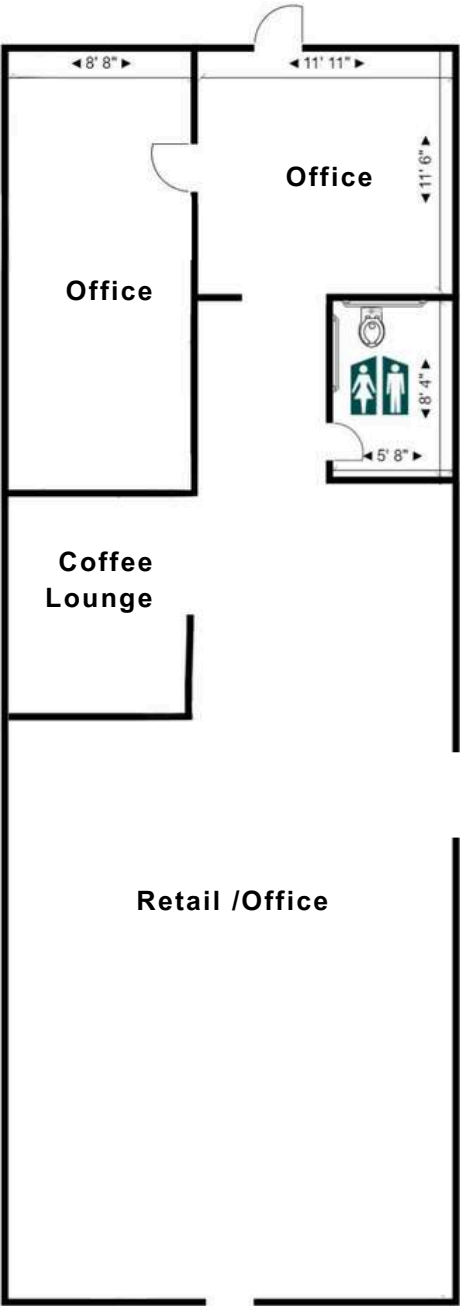
1809

±1,420 SF



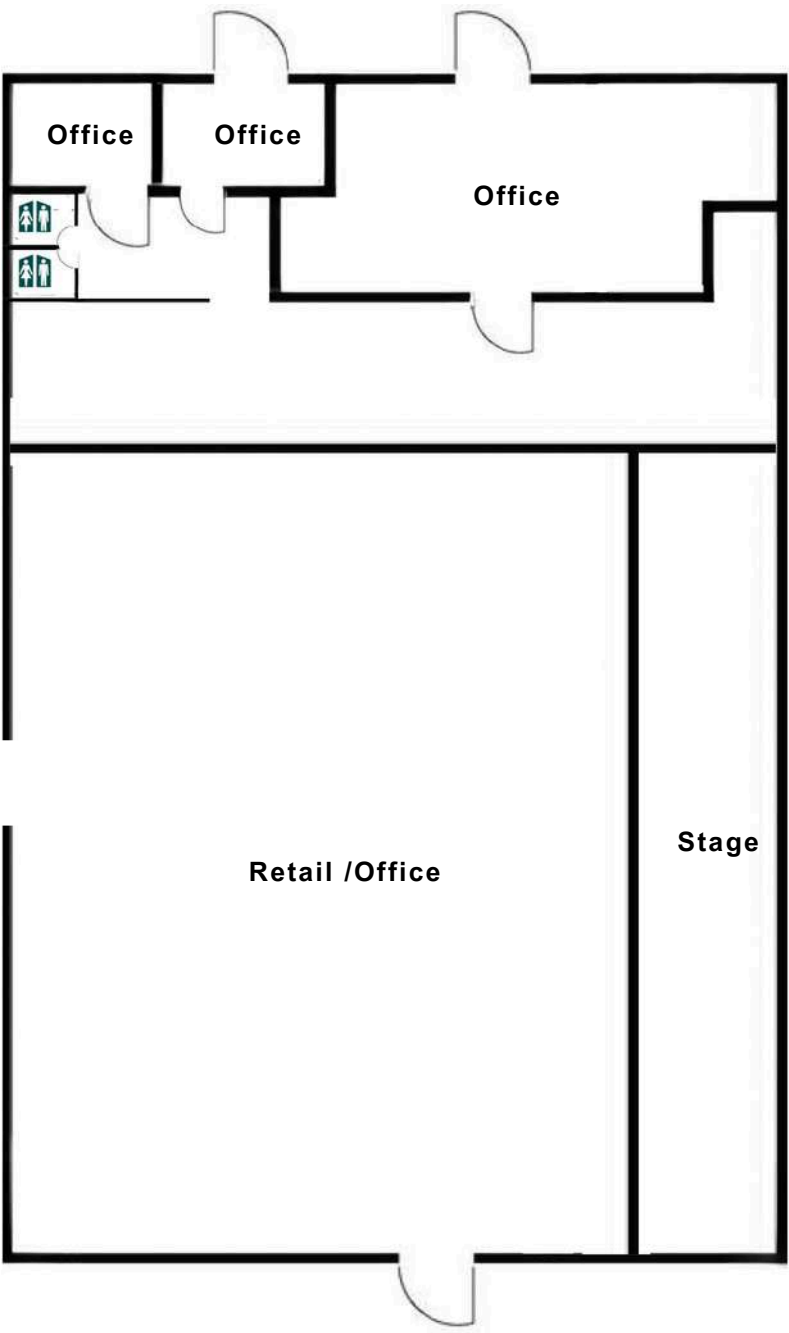
1813

±1,320 SF



1815

±2,310 SF



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907

719.227.9987

www.peakcp.net

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. `Price, terms, and information are subject to change without notice.

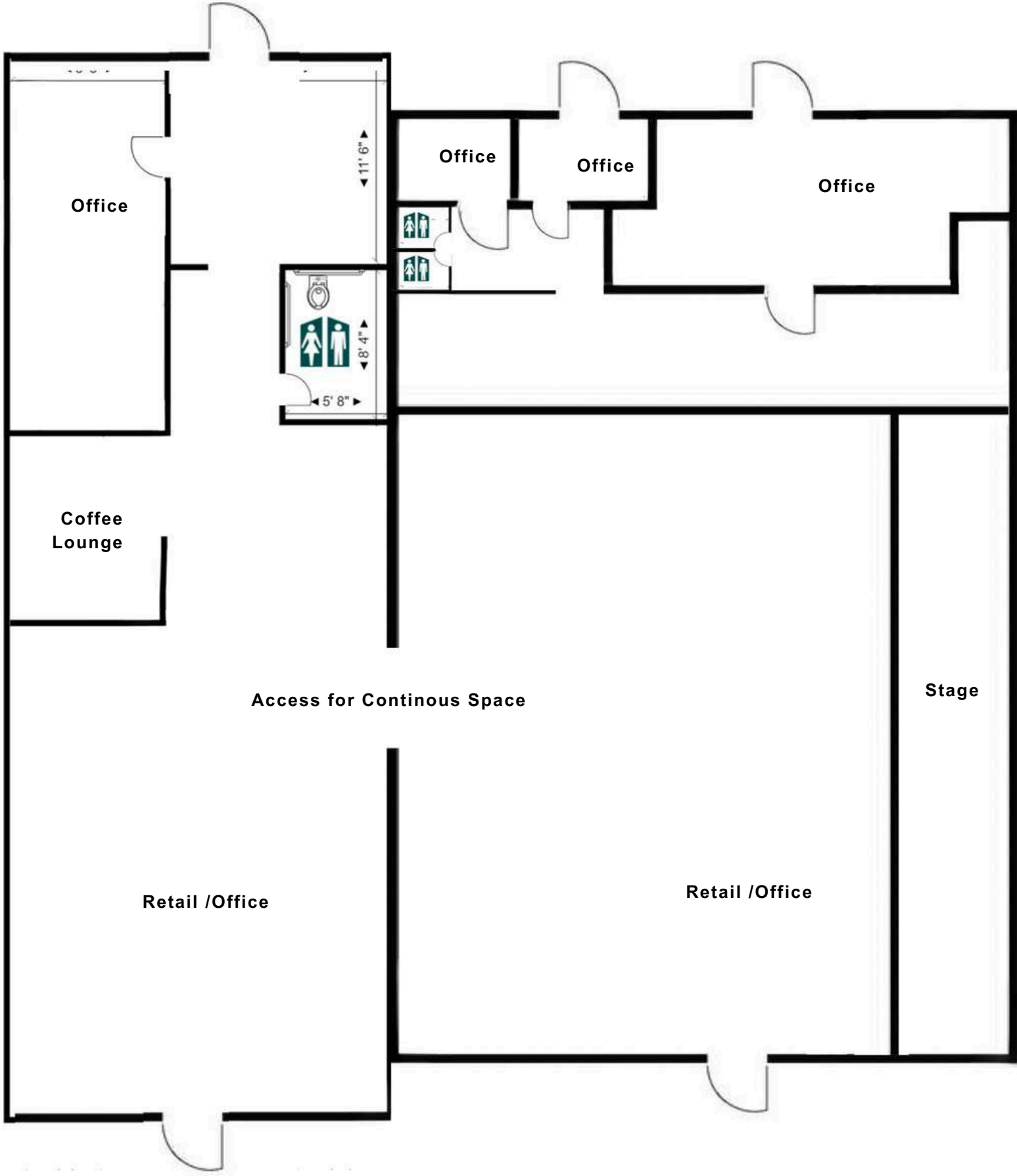


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FLOOR PLAN

1813 & 1815
±3,630 SF



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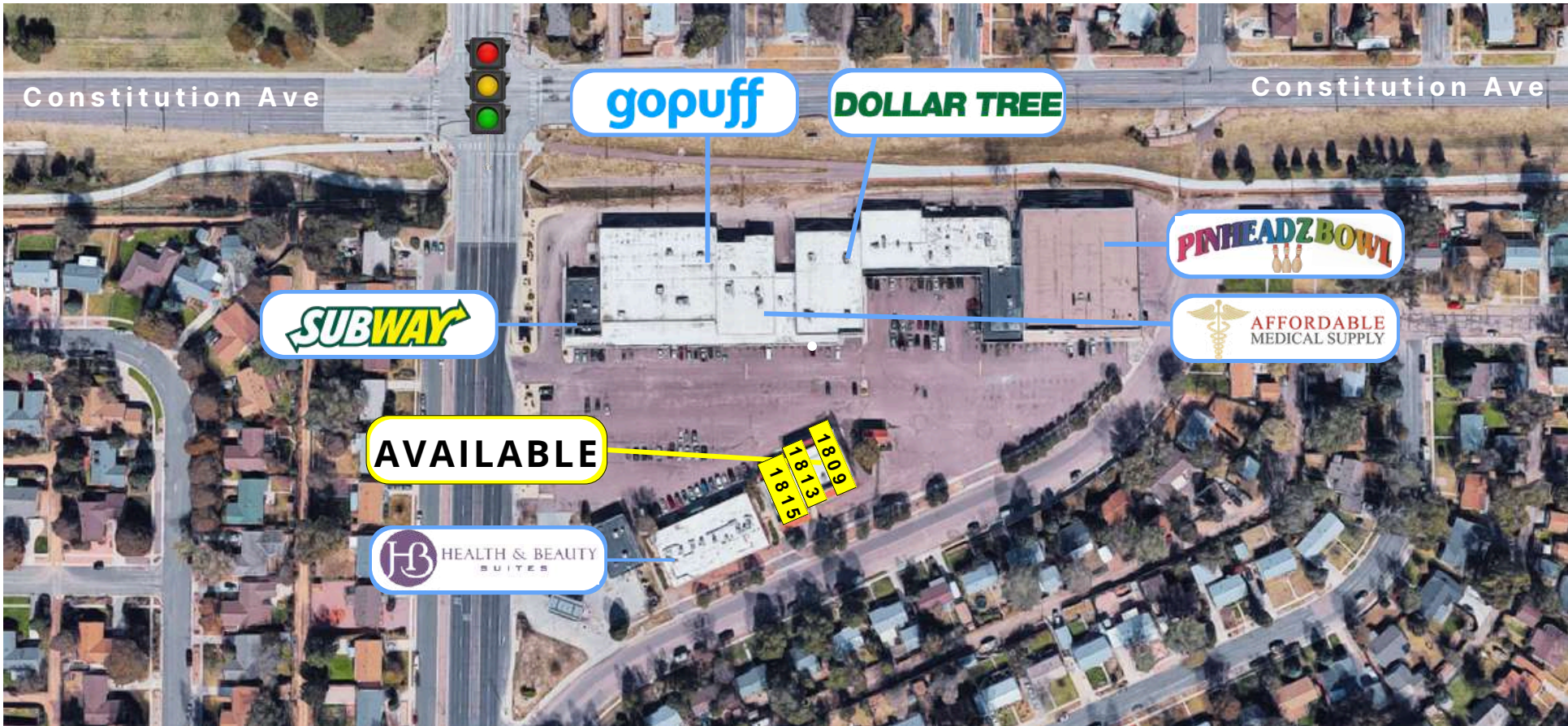
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AERIAL

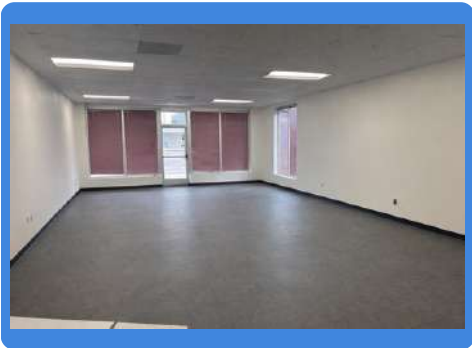


PHOTOS

1809

1813

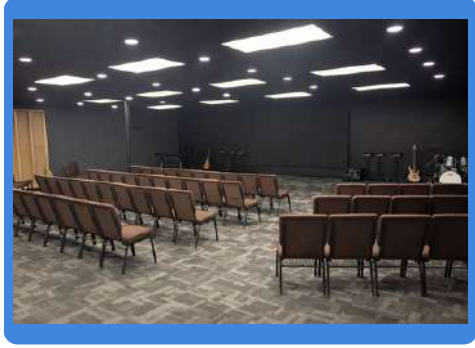
1815



Interior View



Interior View



Stage



Office



Restroom



Coffee Lounge



Restroom



Audience Area



Restroom

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