

# OFFICE BUILDING FOR SALE OR LEASE

TRENT PROPERTIES GROUP

**PRICE REDUCED**



STAND-ALONE

1,344 SF

LEASE: \$2,400/MO

PRICE

**\$410,000**

**\$399,000**

ZONING

OR

Taxes

2023: \$968

## 1710 NORTH CIRCLE DRIVE COLORADO SPRINGS, CO 80909



This stand-alone building offers great visibility and signage along busy Circle Drive. There are two sheds in the fenced yard, and off-street parking behind the building. Great use of space inside.

**TRENT PROPERTIES GROUP**

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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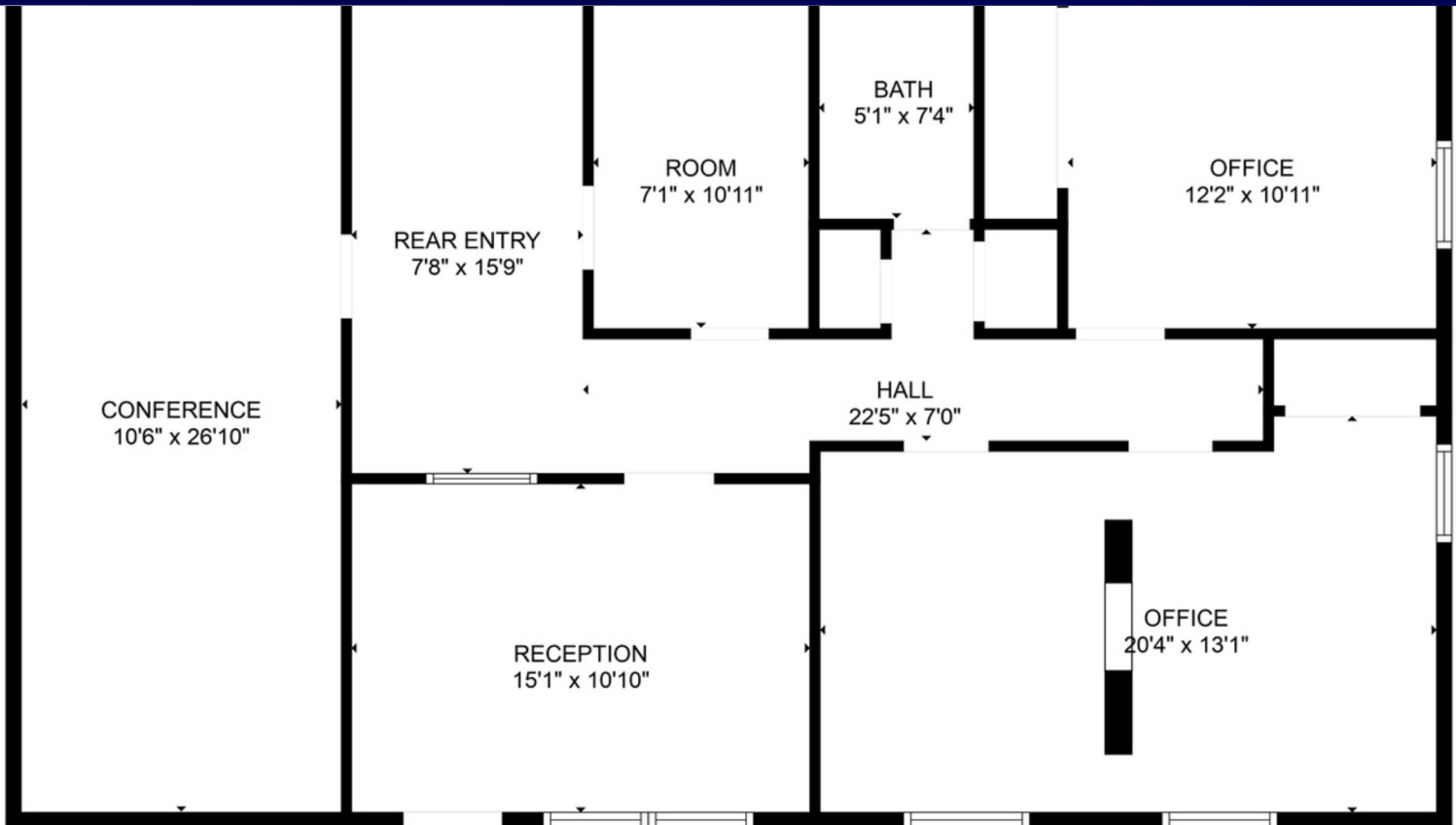


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# OFFICE FOR SALE OR LEASE STAND-ALONE BUILDING

TRENT PROPERTIES GROUP

**1710 N Circle Dr.**  
**COLORADO SPRINGS, CO 80909**



## FUNCTIONAL OFFICE BUILDING WITH PARKING AND YARD

This stand-alone building boasts a functional floor plan with great office and meeting space.

In the rear, there is a grassy fenced yard, with two sheds that have electricity.

The building includes handicap access in the rear, where there is ample off-street parking.

Need more space? Combine this with the adjacent 1706 N Circle, also for sale.

- **Great visibility and signage on busy Circle**

- **Two powered sheds**

- **Tenant responsible for all utilities and landscape maintenance.**

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