

# OFFICE SPACE FOR LEASE

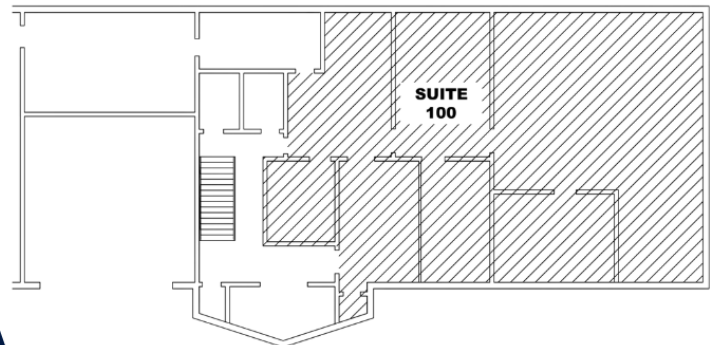
617 N 17th St Suite 100, Colorado Springs, 80904



This updated ground-floor office space is incredibly functional with a flexible layout. It's minutes from downtown and an easy property to access right off of I25 and Uintah. There is plenty of off-street parking, and a clean, welcoming entrance. The space is just inside the common front entrance. Tenant shall have the opportunity to lease a two-car garage bay for an additional \$400 per month plus utilities.

## Property Details

- Available SF: 1,580
- Lease rate: \$1,700 per month gross + Utilities
- Also available: 400 SF garage for an additional \$400 per month
- Zoning: C5



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