

# Offers Flexible Suite Options

18 NORTH SIERRA MADRE STREET, COLORADO SPRINGS, CO 80903



## Overview

Located in the heart of downtown Colorado Springs, this professional office building offers flexible suite options ideal for a variety of business users seeking a central and accessible location. The property provides efficient office layouts with private offices, shared amenities, and convenient access to downtown services, making it well suited for professional service firms and growing businesses.

Unit:	Size:	Lease Rate:
Suite D	1,563 SF	\$16.00 SF/YR (NNN)
Suite E	3,063 SF	\$16.00 SF/YR (NNN)
Entire Suite	6,200 SF	\$14.00 SF/YR (NNN)

## Property Details

### Lease Rate

- \$14.00 - \$16.00 SF/YR (NNN)

### Space Available

- 1,563 - 6,200 SF

### NNN Rate

- ±\$10.00 SF/YR

## Highlights

- Onsite Parking!
- Multiple private offices with efficient layouts
- Shared building amenities including restrooms and break areas
- Convenient access to restaurants, government offices, and financial institutions
- Central location with easy access to major roadways and downtown services

Rev: May 8, 2026



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

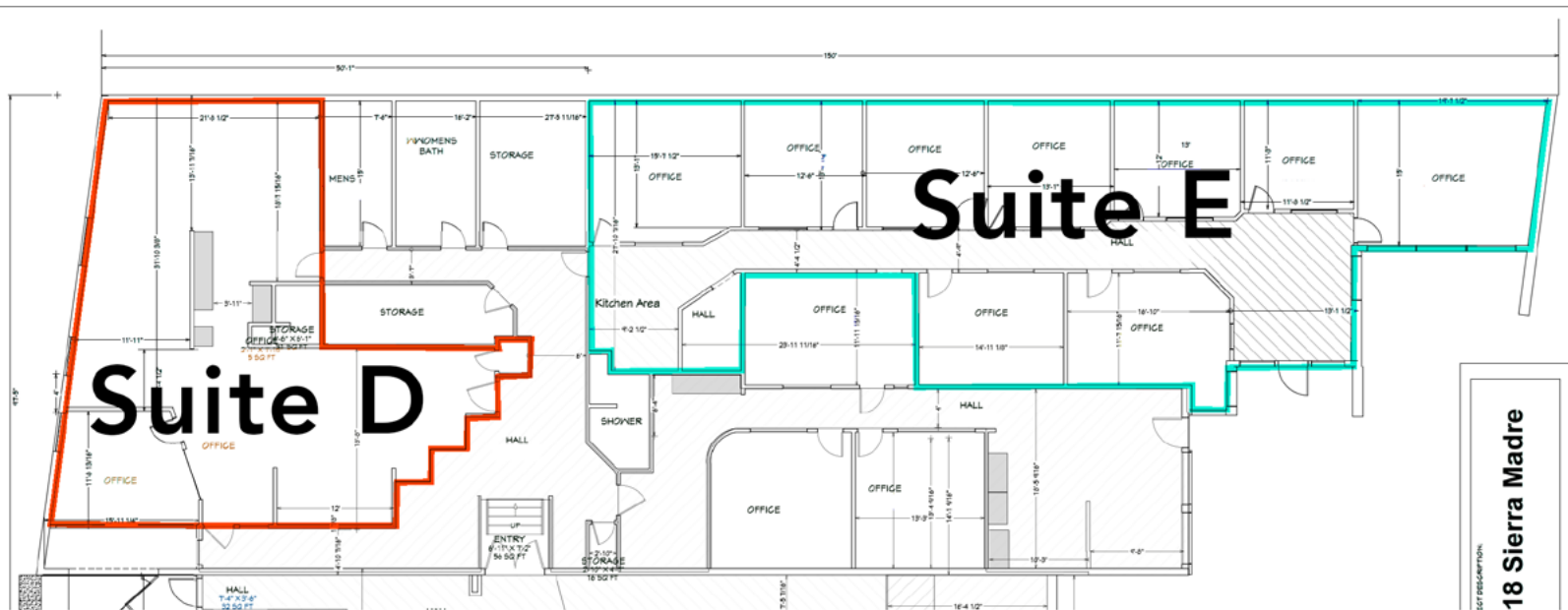


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## Floor Plan



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