

# CORPORATE OFFICE BUILDING

COLORADO SPRINGS, COLORADO



**2221 E. Bijou Street**  
Colorado Springs, CO

**FOR LEASE**  
**\$10.00/SF**  
22,551 - 47,483 SF





## 2221 E. Bijou Street | Colorado Springs, CO

Approximately 22,551 - 47,483 RSF

Lease Rate: \$10.00/SF | Estimated Expense: \$3.95/SF

LC Real Estate Group is pleased to present the opportunity to lease 2221 Bijou Street, Suite 100 & 110, Colorado Springs, Colorado. This well maintained, multi-tenant office building has been recently renovated with many modern amenities including cafeteria/lounge, fitness facility, and auditorium. With custom fit furniture and cubicles included, this is a rare opportunity for a large to medium company to lease a well-located turn-key ready office facility, close to the downtown central business district.



- Excellent location: 5 minutes to the Colorado Springs Central Business District, 10 minutes from I-25, and 20 minutes to Colorado Springs Airport.
- Proximity to a multitude of restaurants, professional services, entertainment, museums, galleries, and venues, with plenty of parking and several modes of transportation available.
- Two recently updated and well-maintained professional office suites with furniture included, priced below current market rents, which could be leased separate or together.
- Functional floor plan with perimeter executive offices, open/cubicle area, large open flex space, Large conference rooms, 2 kitchenettes, and several break rooms and lounge meeting areas.
- Ample off-street parking with newer paved parking lot, security cameras and patrol on site, secured key card access, and a shared dock high loading area. Co-tenants include Jacob Engineering and Spectrum IT.
- Many modern amenities for employees including a shared cafeteria/lounge area, full fitness area featuring Nautilus equipment and cardio bikes, and ~150 seat community theater.
- Subleased through November 30, 2029

[Link: Explore Downtown Colorado Springs](#)

Exclusively Marketed  
For Lease By



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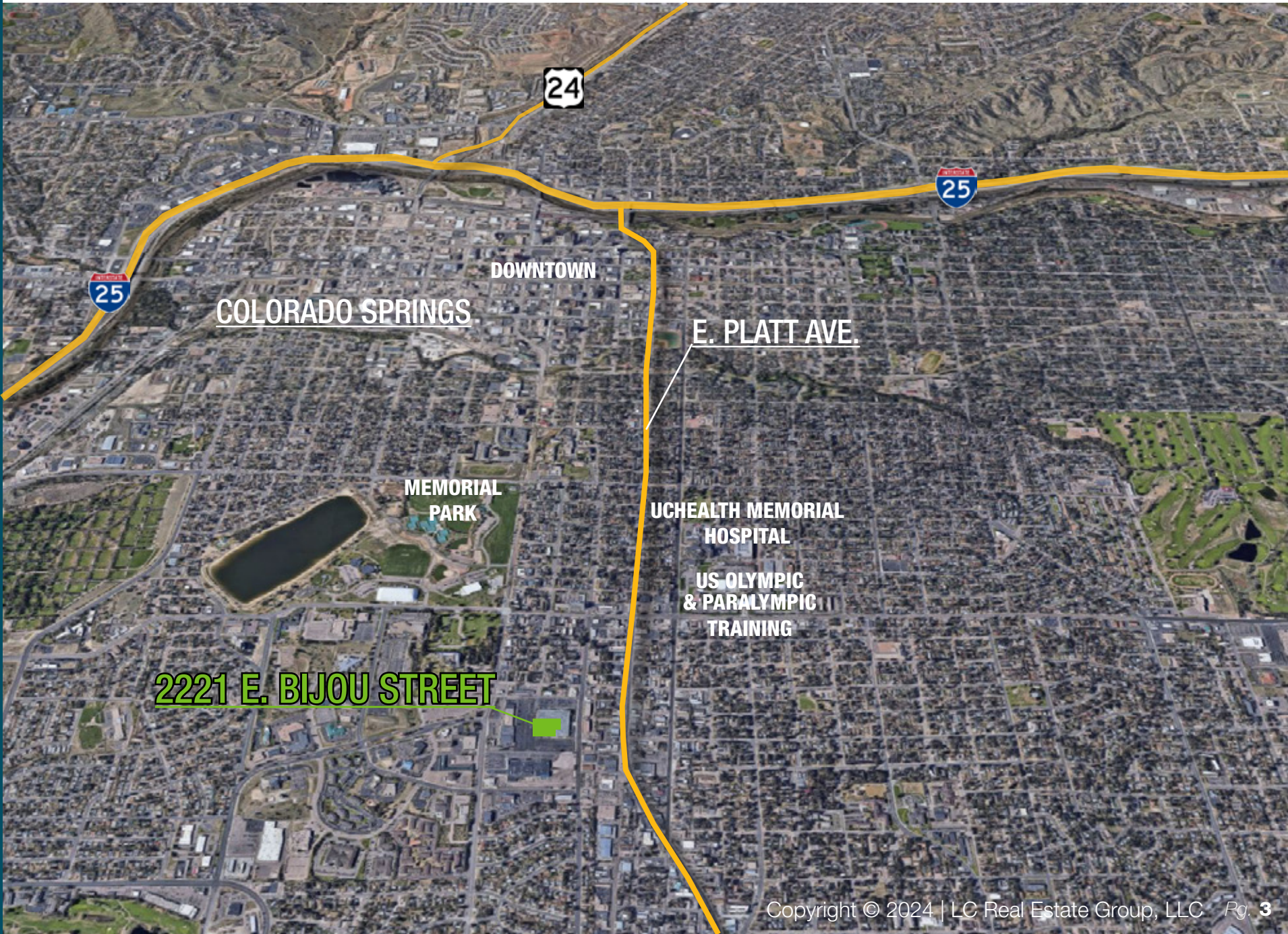
### Confidentiality Agreement & Offering Disclosure

The information provided within this document has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness

**CORPORATE OFFICE BUILDING**

2221 E. BIJOU STREET  
COLORADO SPRINGS, CO 80909

**AERIAL OVERVIEW**





**CORPORATE OFFICE BUILDING**

2221 E. BIJOU STREET  
COLORADO SPRINGS, CO 80909

**DRIVING DIRECTIONS**

From Interstate 25, take exit 143 for Uintah St. Travel east taking a right onto Union Blvd. Travel south turning left onto E. Bijou St. Property will be approx. 7 blocks on the right.

**PROPERTY OVERVIEW**

Parcel Property Address.....	2221 E. Bijou St., Colorado Springs, CO 80909
Building SF.....	281,144 SF Suite 100 - 24,932 SF Suite 110 - 22,551 SF
Year of Construction.....	1962
Built As.....	Office
Zoning.....	.C6 CU

**UTILITIES**

Water.....	Colorado Springs Utilities
Sanitary Sewer.....	Colorado Springs Utilities
Storm Sewer.....	Colorado Springs Utilities
Gas.....	Colorado Springs Utilities
Electricity.....	Colorado Springs Utilities
Telephone.....	Multiple Providers
Internet.....	Multiple Providers

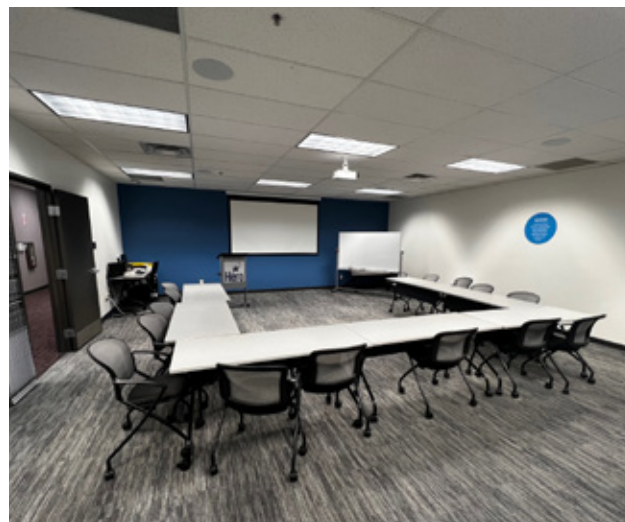
Suite 100 and 110 could be leased together or separately

Suite 100 - 24,932 SF

Suite 110 - 22,551 SF



# INTERIOR PHOTOS



# INTERIOR PHOTOS



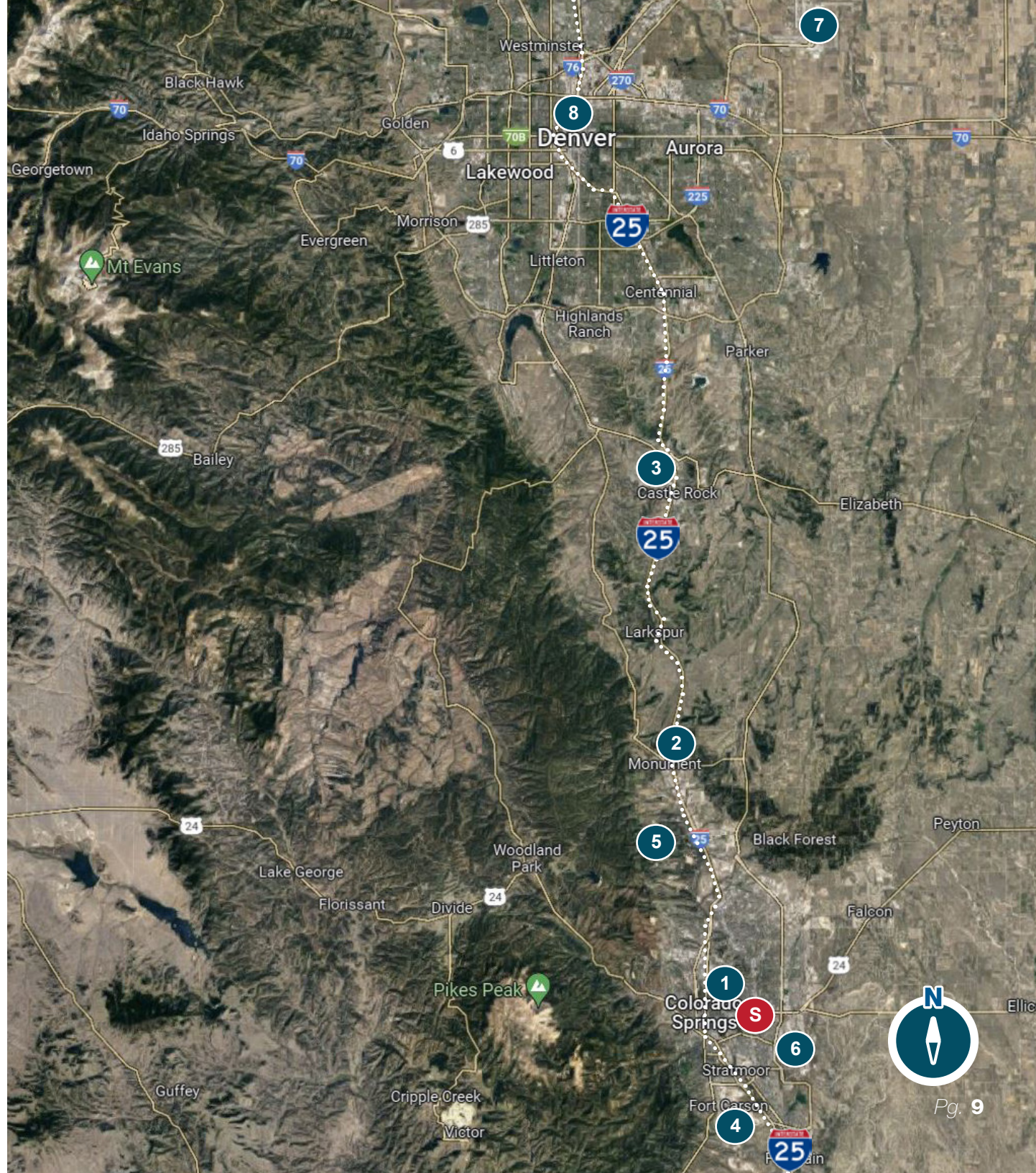
# AREA OVERVIEW

AREA OVERVIEW



# REGIONAL MAP

- S 2221 E. BIJOU STREET**
- 1 Downtown Colorado Springs**  
5 Minutes | 2 Miles SW
- 2 Monument**  
25 Minutes | 22 Miles N
- 3 Castle Rock**  
40 Minutes | 43 Miles N
- 4 Fort Carson**  
12 Minutes | 8 Miles SW
- 5 Air Force Academy**  
16 Minutes | 12 Miles NW
- 6 Colorado Springs Airport**  
15 Minutes | 9 Miles SE
- 7 Denver International Airport (DIA)**  
77 Minutes | 87 Miles NE
- 8 Denver**  
69 Minutes | 72 Miles SW



# COMMUNITY AMENITIES

**S** 2221 E. BIJOU STREET

**1 Chapel Hills Mall**

9 Miles | 16 Minutes  
Comfortable retail center with 100+ chain stores & fast-food restaurants, plus movie theater

**2 University of CO Colorado Springs**

5 Miles | 9 Minutes  
Public 4-year college with 95% acceptance rate & 44% graduation rate

**3 UC Health Memorial Hospital**

1 Miles | 2 Minutes  
413-bed hospital with Level I Trauma Center & Comprehensive Stroke Center

**4 US Olympic & Paralympic Training**

3 Miles | 6 Minutes  
State-of-the-art athletic complex for 14 different sports, with Olympic Hall of Fame & guided tours

**5 Garden of the Gods Visitor Center**

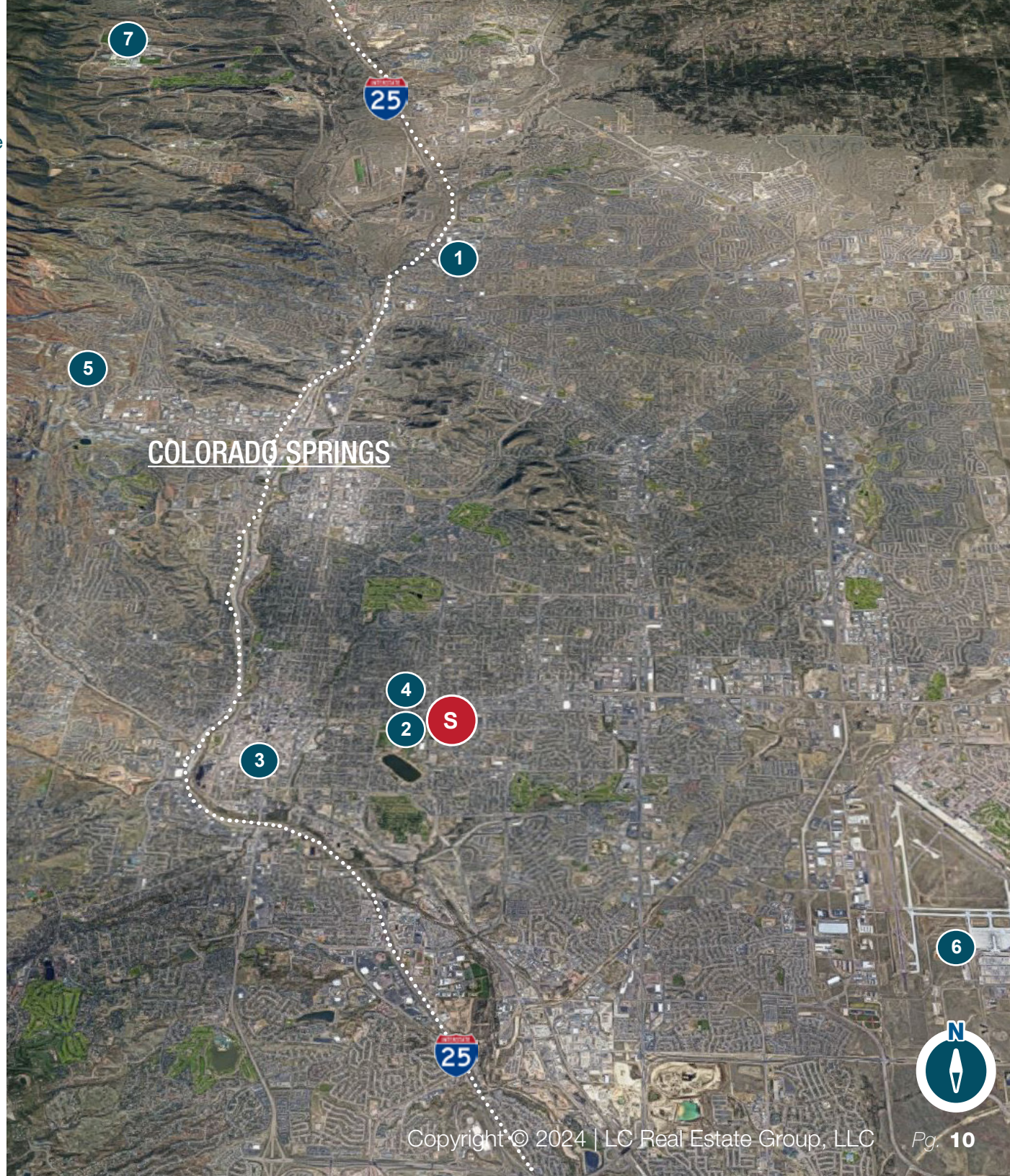
8 Miles | 16 Minutes  
1,300 acre National Natural Landmark with bike & hiking trails, rock climbing, tours & state-of-the-art visitor center

**6 Colorado Springs Airport**

9 Miles | 15 Minutes  
City-owned public civil-military municipal airport

**7 US Air Force Academy**

12 Miles | 16 Minutes  
18,500 acre campus, state-of-the-art Division I athletic facilities and research center with indoor & outdoor visitor activities





### DEMOGRAPHIC SUMMARY

Hero DVO  
 Ring of 3 miles

#### KEY FACTS

124,540

Population



52,991

Households

35.3

Median Age

\$43,224

Median Disposable Income

#### EDUCATION

8%

No High School Diploma



26%

High School Graduate



35%

Some College



31%

Bachelor's/Grad/Prof Degree

#### INCOME



\$51,082

Median Household Income



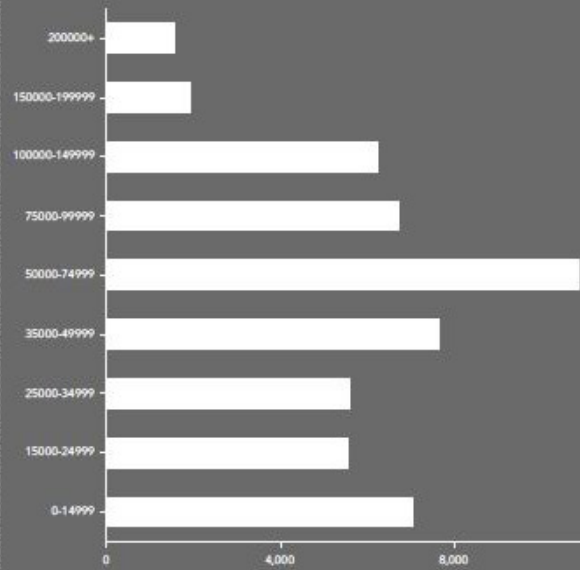
\$29,532

Per Capita Income

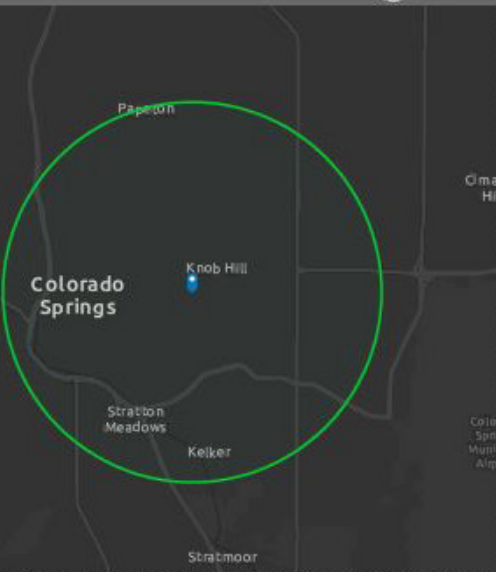


\$36,882

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

60%



Blue Collar

22%



Services

22%

5.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.