

FOR SALE: Modern Office Condo in Downtown Colorado Springs

201 E Las Animas St, Suite 109, Colorado Springs, CO 80903



MILLENNIUM
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Executive Summary

Located in the heart of downtown Colorado Springs, Suite 109 at 201 E Las Animas Street presents a unique opportunity for investors or owner-users seeking a well-positioned office condominium within a vibrant urban environment. Situated within the Poet Lofts mixed-use development, this professional office space offers convenient access to major downtown corridors, restaurants, and public transit.

The property benefits from its central location just one block from the South Tejon Street commercial corridor and along the Mountain Metro Transit route, providing excellent accessibility for clients, employees, and visitors. The surrounding neighborhood features a mix of professional services, retail, dining, and recreational amenities, including nearby parks and trail systems that contribute to the area's appeal for businesses and professionals.

Suite 109 is well suited for professional offices such as legal, consulting, marketing, medical, or other service-based businesses seeking a functional workspace in a dynamic downtown setting. The office condominium structure allows for ownership within a professionally maintained building, providing a long-term occupancy solution and potential investment upside in one of Colorado Springs' most desirable business districts.

With continued development and revitalization projects planned in the surrounding downtown area, this property represents a strategic opportunity to secure office space in a growing urban market with strong long-term potential.



Property Overview

\$ Purchase Price
\$625,000.00

Available Space
2,058 Sq Ft

Zoning
PDZ

Opportunity Zone
Yes

Available
NOW!

Investment Highlights

- Prime downtown Colorado Springs location
- Turn-key office space
- High quality finishes throughout
- Convenient access to public transit and major corridors
- Ideal for owner-user or investment opportunity
- Parking in front of office



Retail Map

Drive Times

12 minutes

POWERS BOULEVARD

15 minutes

COLORADO SPRINGS AIRPORT (COS)

4 minutes

I-25 N

1 minute

DOWNTOWN COLORADO SPRINGS

1 Hour 23 minutes

DENVER

1 Hour 15 minutes

DENVER INTERNATIONAL AIRPORT (DIA)

Demographics

1 MILE

3 MILE

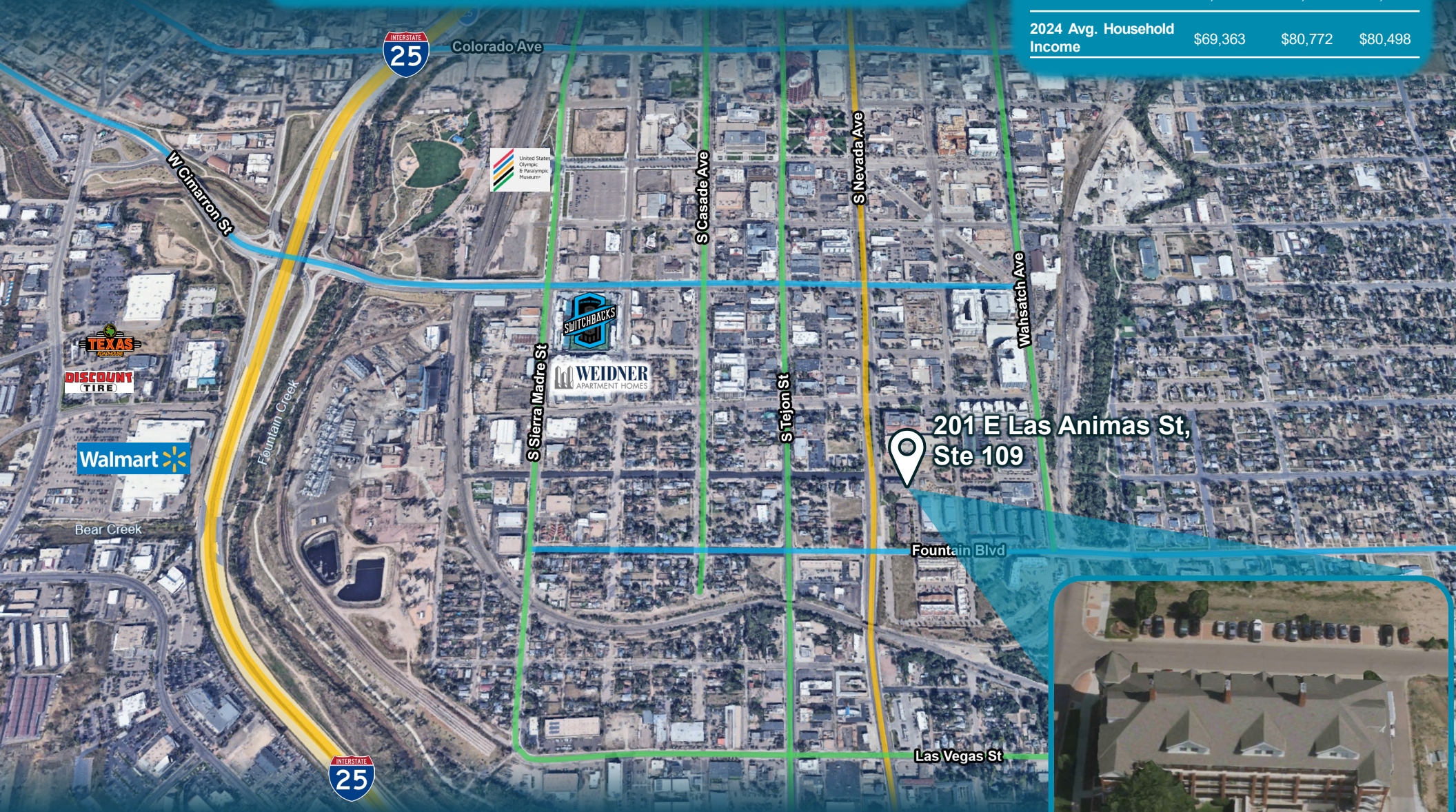
5 MILE

2024 Population	7,417	98,174	232,164
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2024-2029 Projected Growth	1.8%	0.8%	0.5%
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2024 Households	3,680	44,416	98,427
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2024 Avg. Household Income	\$69,363	\$80,772	\$80,498
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