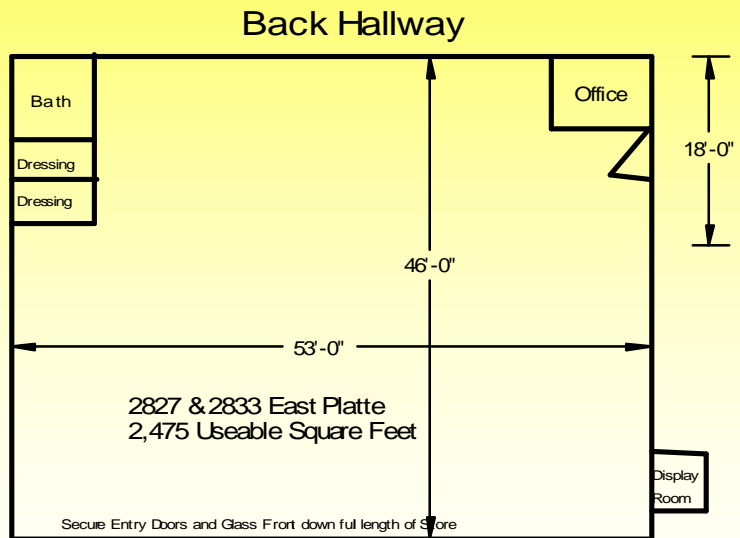


# Central Retail/Office Space for Lease

## 2827 East Platte 80909—2475 Square Feet

In Popular TOWER PLAZA at N. Circle Dr. & E. Platte Ave. SE Corner



This 2475 SF nicely finished Office/Retail space was a Law Enforcement supply store for the past 20+ years in this high traffic, well-maintained center on Circle Drive at Platte Avenue. It is a second floor space next to Bambino's Restaurant. Central business location. Join a good mix of businesses, including a drive-up hamburger shop, Midas Muffler, SS Subs, Performance Audio, Flower Stop and quality other merchants. Great Signage on building and on Tower Plaza main signpost. High traffic without Academy prices!



**Lease Rate \$12.00/SF**  
**(\$2500/month Gross)**  
*includes utilities*

**CONTACT:**  
**Chuck Armstrong**  
**719-634-0500**  
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- Details:**
- ◆ 2475 Square Feet +- (53' x 42')
  - ◆ Zoning is C6—Colorado Springs
  - ◆ 2nd floor in elevator served building
  - ◆ Free parking in front and behind
  - ◆ Year of construction 1978
  - ◆ PPCIE#2095029 Loopnet#16677223



**Chuck Armstrong, Commercial Broker Associate**  
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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. May, 2010

**Weichert Commercial Affiliates - Colorado Springs, Colorado**



Slat Wall can be removed to expose windows behind.

Showroom 53' x 42'



View from Storefront to the North Parking area through Iron Security bars.



Two Dressing Rooms and a Private Bathroom—Slat Wall throughout.



Private Bathroom just being completed



Private Office



2827 East Platte, in Tower Plaza Shop. Ctr.



Extra Showroom/Display booth joins hallway.

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