

FOR SALE OR LEASE



508-512 W. Colorado Avenue, Colorado Springs, CO 80904



HIGHLIGHTS

- Completely remodeled this year
- New HVAC, electrical, mechanical and roof
- High ceiling with skylights
- A lot of power
- Parking lot (north side)
- Exposed beams and hardwood floors
- Cool lighting
- Walkway to parking lot from Colorado
- Building signage available
- Traffic: 30,000 cars per day

VERY COOL OWNER/USER OPPORTUNITY - OFFICE OR RETAIL

Property Specifications

	Location: Just west of Central Business District on Colorado
	Building Size: 4,200 SF on Main Level and 4,200 SF on Lower Level 8,400 SF
	Land: 15,390 SF
	Zoning: C6 (General Business) Ceiling Height: 14' Parking: 22 parking stalls on-site
	Sale Price: \$1,350,000 Asking Lease Rate: \$14.00 PSF, NNN
	Power: 400 Amps



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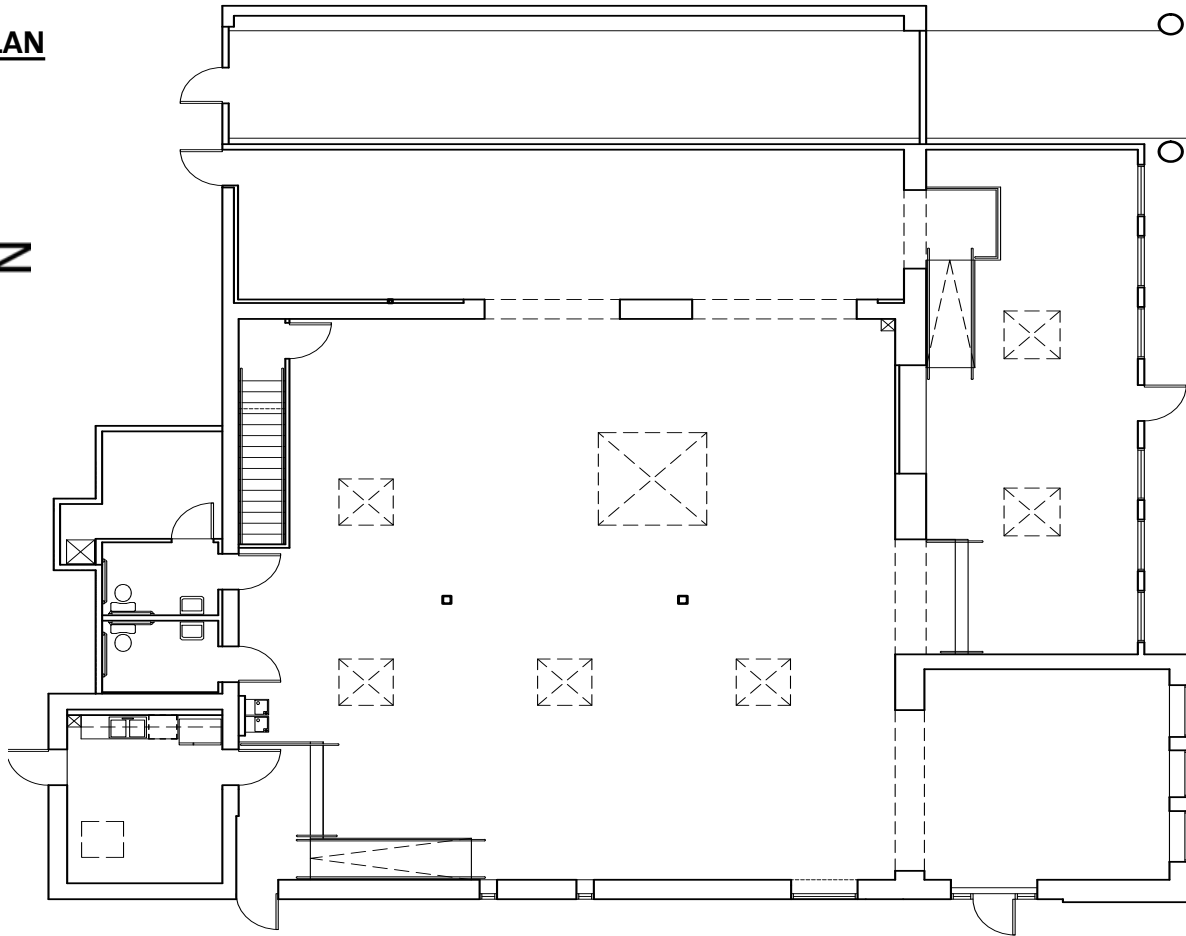
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FLOOR PLAN



1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

COLORADO AVE

