

# OFFICE AND WAREHOUSE FOR LEASE OR SALE

1490 Garden of the Gods Road, Colorado Springs, CO 80907

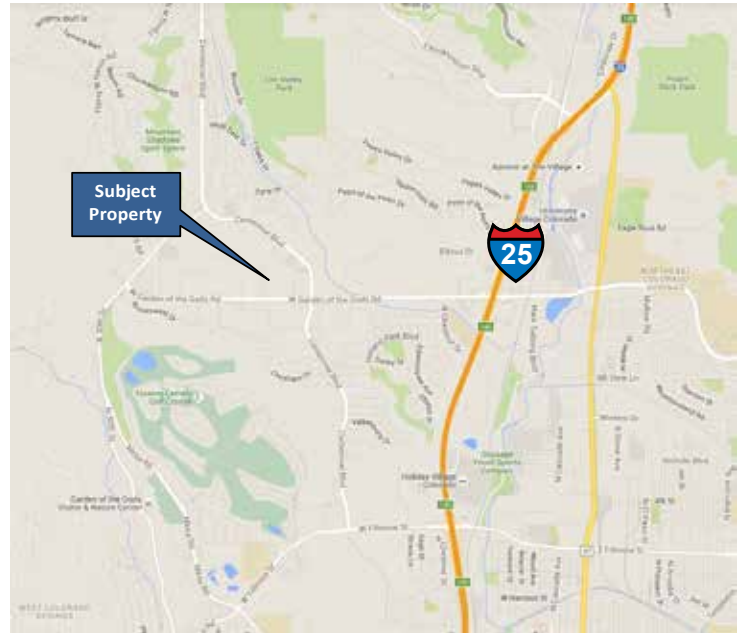


## PROPERTY INFORMATION

Building Size:	31,775 RSF
Available Space:	2,472 - 20,550 RSF
Lease Rate:	\$10.00-\$12.00 PSF NNN
Operating Expenses:	\$4.30 PSF (2018 Estimate)
Tenant Improvements:	Negotiable
Parking Ratio:	3.5 per 1,000 RSF (expandable)
Sale Price:	\$3,750,000

## FEATURES

- New, upscale office finishes
- Existing SCIF space (Area 5 on Floor Plan)
- Warehouse with dock access
- Immediate access to restaurants, hotels and I-25
- Spectacular mountain views
- In-suite conference rooms
- Private exterior entrances



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