

THE POINTE WEST BUILDING OWNER/USER INVESTMENT OPPORTUNITY

5525 Erindale Drive, Colorado Springs, CO 80918



OFFICE/WAREHOUSE PROPERTY

PROPERTY INFORMATION

Building Size: Office: +/- 13,600 SF
Warehouse: +/- 12,000 SF
Total: +/- 25,600 SF

Land: +/- 1.45 acres (63,162 SF)

Zoning: OC CU (Office Complex, Conditional Use)

Schedule No.: 6316312004

Sales Price: \$2,200,000 (\$85.94 PSF)

BUILDING AMENITIES

- Flexible office spaces/executive suite options
- High ceilings throughout warehouse area
- Two 10 x 12 drive-in doors
- Community conference rooms and break rooms
- Balcony along 2nd floor
- Ample Parking

The Pointe West building is well located just off of North Academy. The property consists of office space and warehouse space which provides an excellent opportunity for an owner/ user or an investor looking for a unique and desirable type of property.



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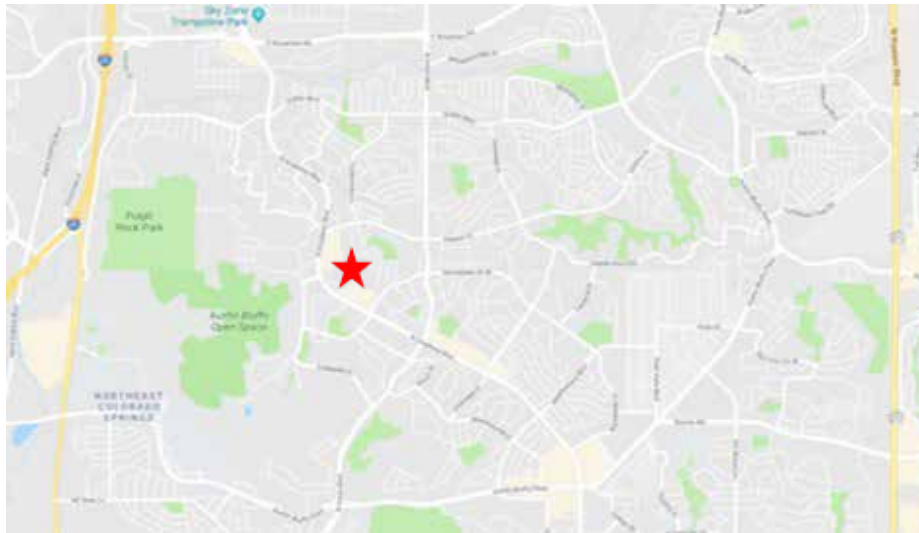
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