

FOR LEASE OR SALE

75 Printers Parkway, Colorado Springs, CO 80910

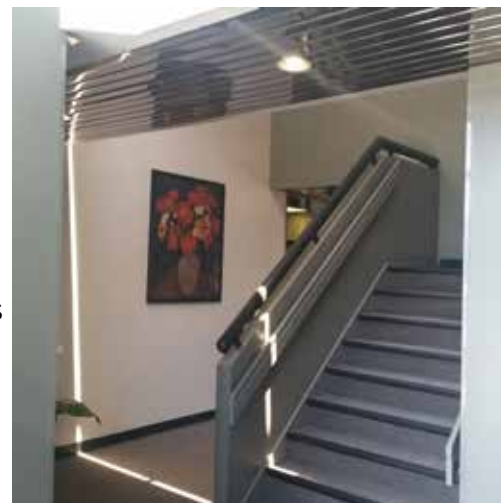


PROFESSIONAL/MEDICAL OFFICE BUILDING



In-place Income Great for Owner/User

Year Built:	1986
Total Building SF:	12,857
Land Area:	Approx. 1.78 acres (on two parcels)
Schedule Numbers:	6416305006 & 6416305007
Sale Price:	\$2,100,000
Available SF:	1,838 - 6,242
Lease Rate:	\$12.00-\$14.00 NNN
Operating Expenses:	\$8.50 (2018 Est.)
Tenant Improvements:	Negotiable
Amenities:	<ul style="list-style-type: none">· Beautiful Mountain Views· Abundant natural light from wrap-around glass· Large decks on both floors· Elevator· Circular drive for drop off and pick up· Impressive two-story atrium· Abundant parking· Monument and building signage available· Extra land for potential future development



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