

# Prime Office Site for Sale

2125 Chuckwagon Rd, Colorado Springs, CO 80919



**SELLER CONSIDERING ALL OFFERS**

- Pad site ready for development | all utilities to site
- Build-to-suit, sale or land lease option
- Established Office Development located in the Mountain Shadows area at the foot of the mountains Just west of Centennial & north of 30th St.
- Great views & new development area
- High-End Residential Surroundings: The property is situated in a high-income area, with average household incomes of approximately \$125,000 within a three-mile radius, and significant nearby residential development, including thousands of new apartments
- Quiet office campus & close to nature
- 3rd Lot in +/- 2.5 acre office development.
- Designed for a 13,000-SF building or two complete buildings
- Zoning: PIP-1 HS Zoning
- Asking price **\$295,000** ~~\$350,000~~



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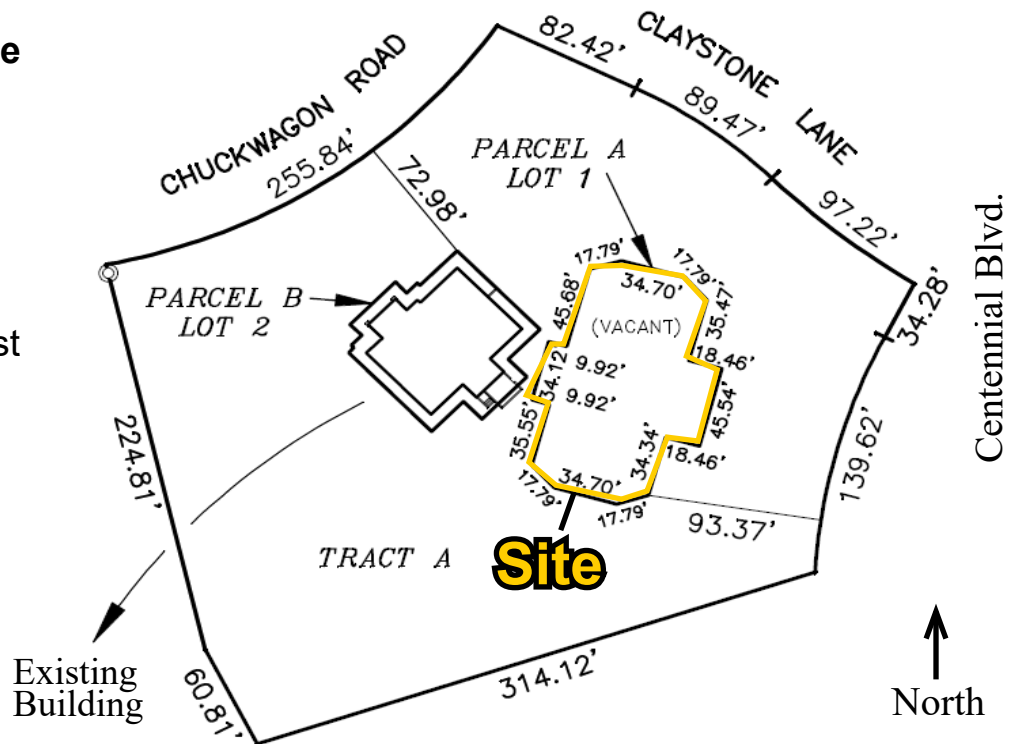
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## Stunning Front Range

**Views:** Spectacular views of the foothills, Ute Valley Park rock outcroppings, and other scenery that must be seen firsthand to appreciate



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