

OFFICE SPACE FOR SALE AND LEASE

23,266 SF FOR SALE (ENTIRE BUILDING) | 11,633 SF FOR LEASE (FIRST FLOOR)



1065 W Garden of the Gods Rd.
Colorado Springs, CO 80907



ASKING SALE PRICE
\$3,466,000
(\$149 / SqFt)



ASKING LEASE RATE
\$13 /SqFt (+NNN)

Randy C. Dowis | **Principal**

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Megan Mechikoff | **Broker**

812.525.6151
mmechikoff@highlandcommercial.com

NAIHighland



PROPERTY INFORMATION

- Located on Garden of the Gods Rd with ±43,000 VPD
- Centrally positioned in Colorado Springs
- Exceptional visibility and convenient access to I-25
- Drive time to I-25 is just 2 minutes



YEAR BUILT

1986



BUILDING SIZE

23,266 SqFt

WAREHOUSE SIZE

3,266 SqFt



LOT SIZE

2.2 Acres



AVAILABLE TO LEASE

First Floor



NNN ESTIMATE

\$6 (+ Property Taxes)



ZONING

MX-M

(Mixed Use - Medium)

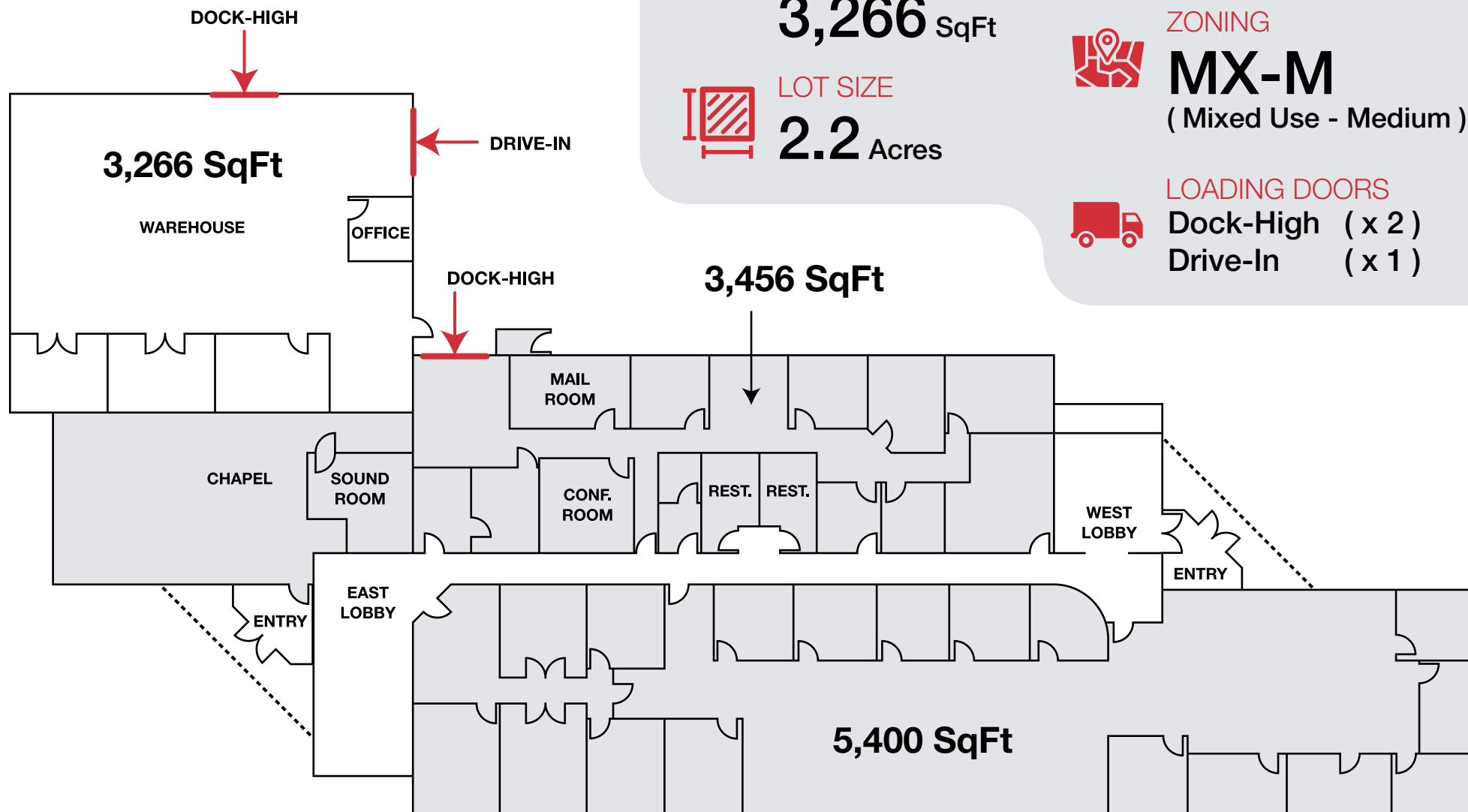


LOADING DOORS

Dock-High (x 2)

Drive-In (x 1)

FIRST FLOOR PLAN





NAL Highland



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🌐 www.highlandcommercial.com





DRIVE TIMES

I-25	1 mi	2 min
Downtown Colorado Springs	5 mi	9 min
Colorado Springs Airport	17 mi	21 min
Denver International Airport	77 mi	1 hr 6 min

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