

Office | For Lease/Sale

**CBRE**

# University Park Office

1867 Austin Bluffs Pkwy  
Colorado Springs, CO 80918

Price and Lease Rate Improvement!!





## Property Overview

New opportunity to lease or purchase this professional office building within the desirable University Office Park. This 7,940-SF two-story office building is ideal for a wide variety of office and professional uses and can be utilized as a single tenant/owner-occupied building, or can be easily subdivided to accommodate smaller tenants. The property is centrally located within Colorado Springs and offers fantastic proximity to UCCS. There have been recent capital improvements to the property including all new windows, a new roof, new paint and a new wheelchair ramp.

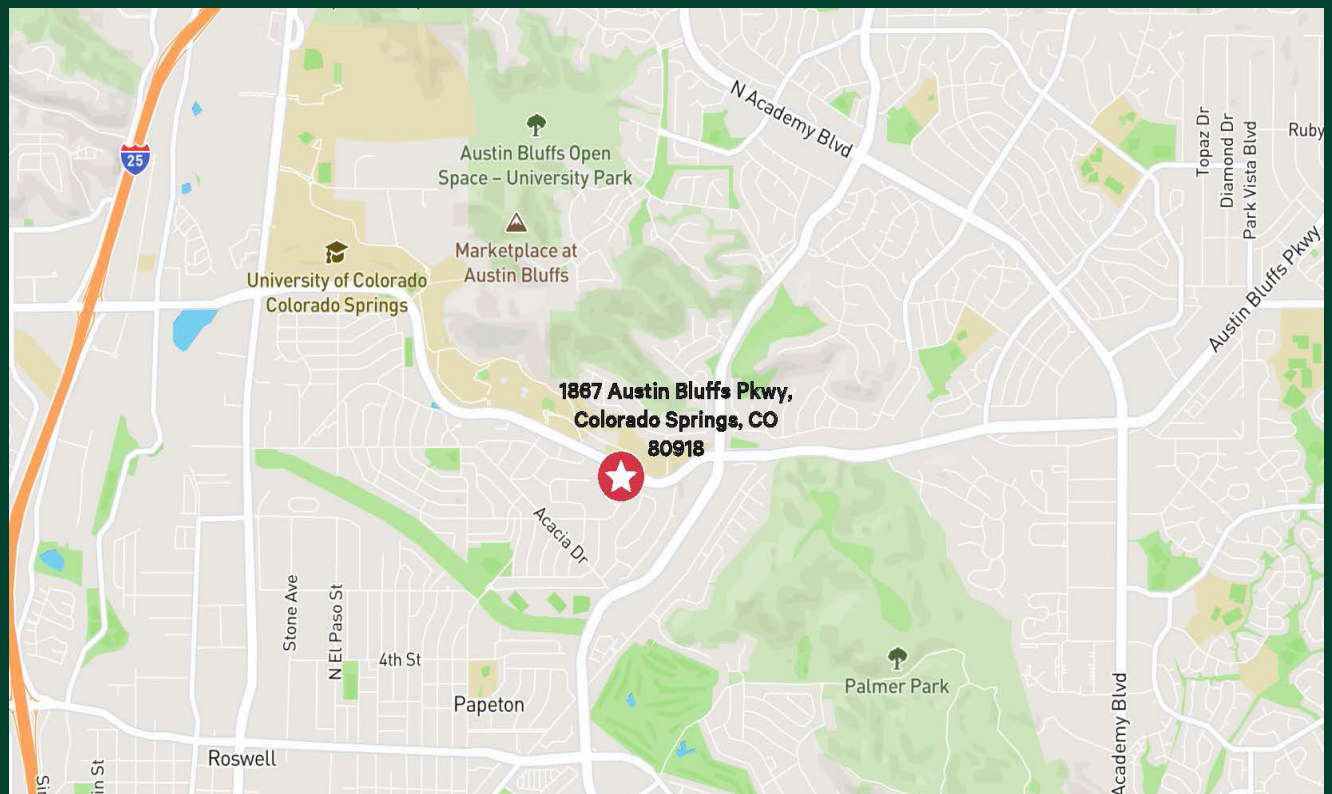
## Property Details

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Building Size   | +/- 7,940 SF                                               |
| Space Available | +/- 1,650 RSF up to 7,940 RSF                              |
| Zoning          | OR                                                         |
| Year Built      | 1983                                                       |
| Lease Rate      | \$14-\$16 PSF NNN<br><b>\$12-\$14 PSF NNN</b>              |
| Sales Price     | \$1,400,000 (\$182 PSF)-<br><b>\$1,350,000 (\$170 PSF)</b> |

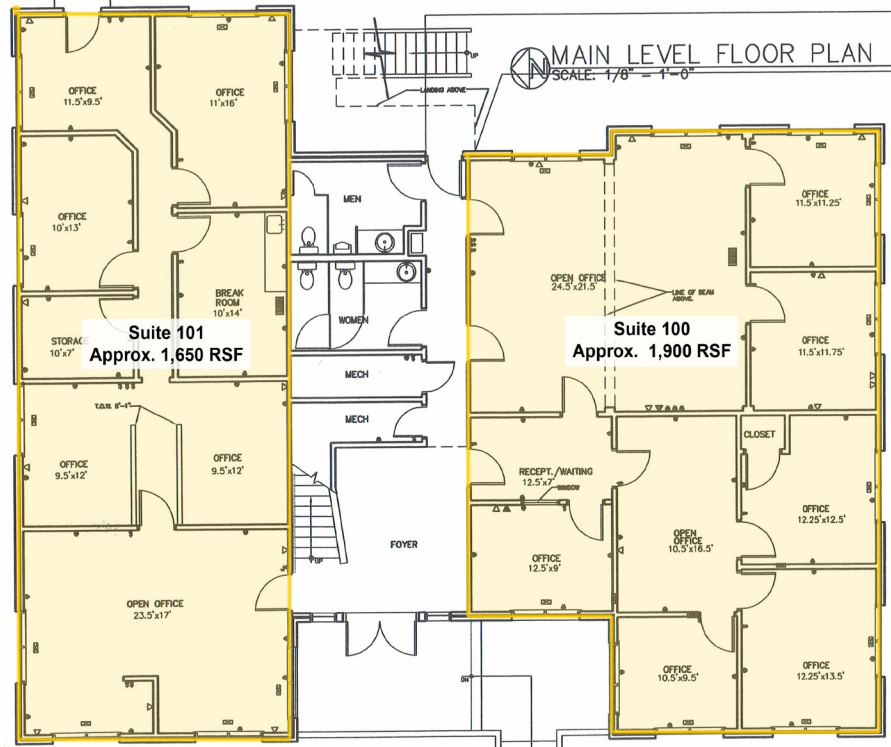


## Property Features

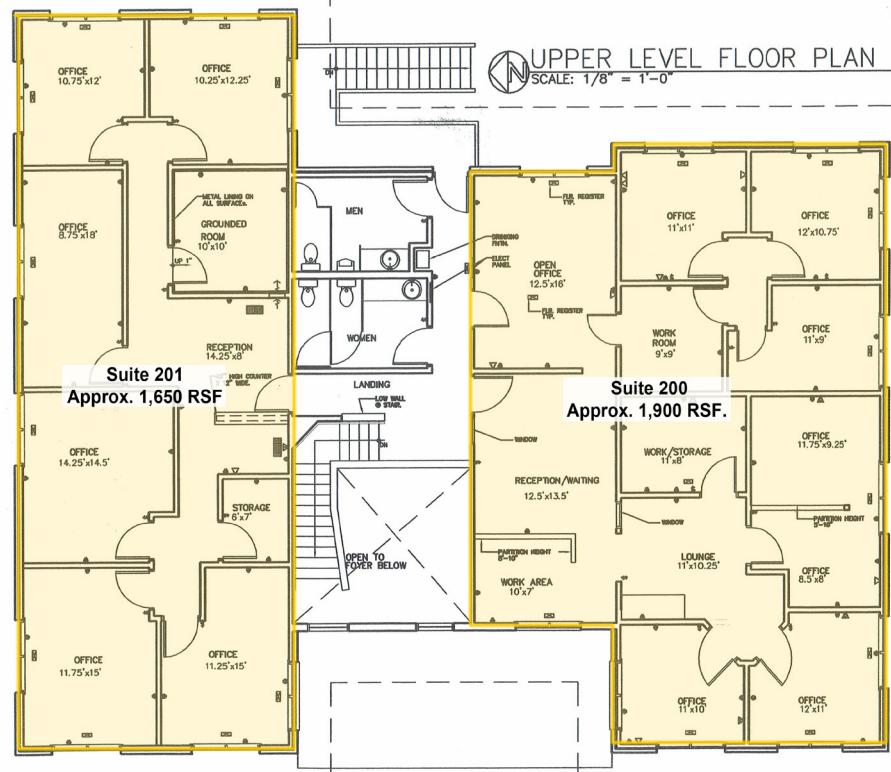
- + Professional 2-Story Office building in an established business park
- + Multi- or Single Tenant
- + Great location and proximity to UCCS
- + New windows throughout the building
- + Newer roof and gutters
- + Ample parking surrounding the property
- + Flexibility to be an owner user/ single tenant building or divided for a multi-tenant scenario.
- + Building would be ideal for a variety of office uses.



## First Floor



## Second Floor



## Contact Us

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