



High Cap Office Investment For Sale

2395 Briargate Blvd, Colorado Springs, CO 80920



Charlie Martin

C.T. Martin Commercial Real Estate
6809 Hidden Hickory Cir, Colorado Springs, CO 80927
charlie@charlieTmartin.com
(719) 661-0082

High Cap Office Investment For Sale

\$1,550,000

2395 Briargate Blvd is a fully leased, premium commercial property occupied by PyeBarker FS (pyebarkerfs.com), a national credit company. This investor sale offers stable income, high cap rate, annual 3.0% rent escalation, and prime location in Colorado Springs' high demand Briargate corridor. With a long-term lease expiring 03/31/2031, and strong tenant credit, the property is ideal for an investor seeking a low-risk, income producing asset....

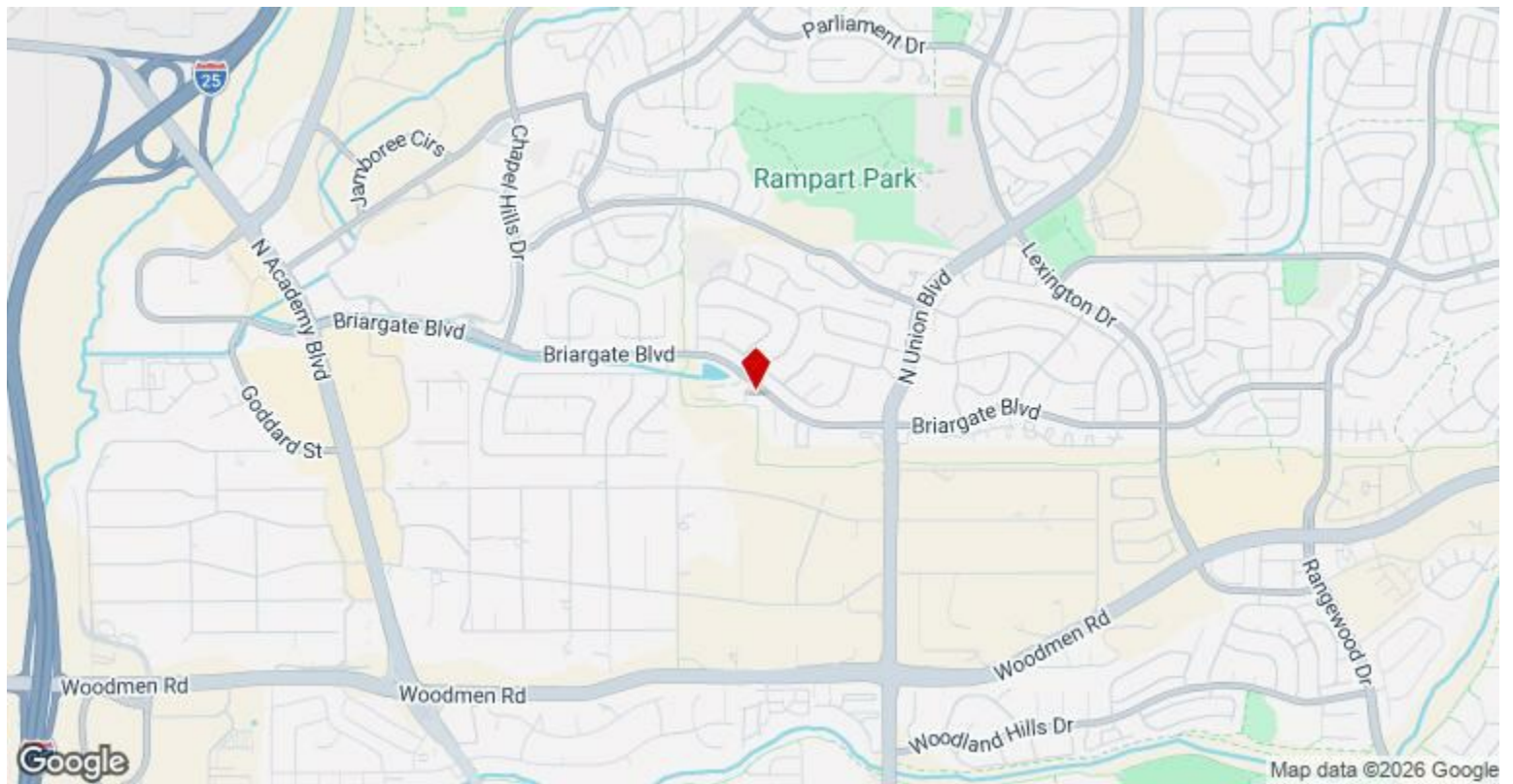
- Strong cap rate, 3% annual rent escalations, national credit tenant. PyeBarker FS (pyebarkerfs.com)
- Ample parking. 4.58/1000sf.
- MX-N zoning provides for a wide range of uses including, office, retail, mixed use and others.



Price:	\$1,550,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.27%
Lot Size:	0.88 AC
Gross Building Area:	6,145 SF
Rentable Building Area:	6,117 SF
No. Stories:	1
Year Built:	1983
Tenancy:	Single
Parking Ratio:	4.58/1,000 SF
Zoning Description:	MX-N
APN / Parcel ID:	63044-12-027
Walk Score ®:	50 (Fairly friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Pye-barker Fire & Safety	6,117	March 2031



2395 Briargate Blvd, Colorado Springs, CO 80920

Property Photos

