

OFFICE BUILDING FOR SALE

618-620 N Tejon St

Colorado Springs, CO 80903

OFFERING MEMORANDUM

Price Improvement:

~~\$2,800,000~~

\$2,650,000

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Offering Summary

1,127 – 8,701 SF Available for Owner/ User

Sale Price:

\$2,800,000
\$2,650,000

Price Per SF:

\$214

Number of Stories:

2

Building Size:

12,378 SF

Lot Size:

9,500 SF

Parcel #:

6407308008

Parking Spaces:

23

Zoning:

FBZ-T2A (Form Based Zone)

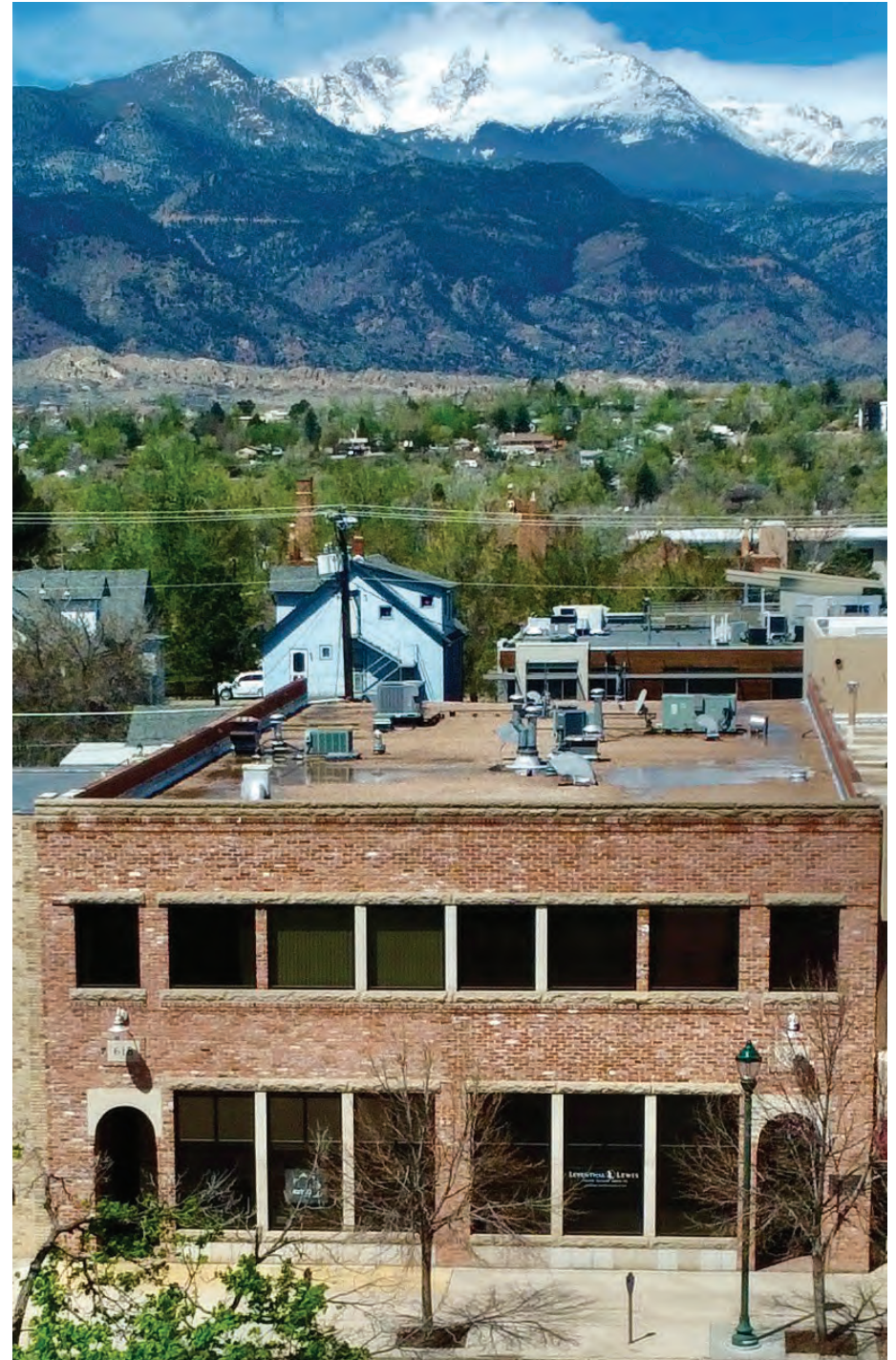
Year Built:

1952

Contact Brokers for Confidential Financials

Property Highlights

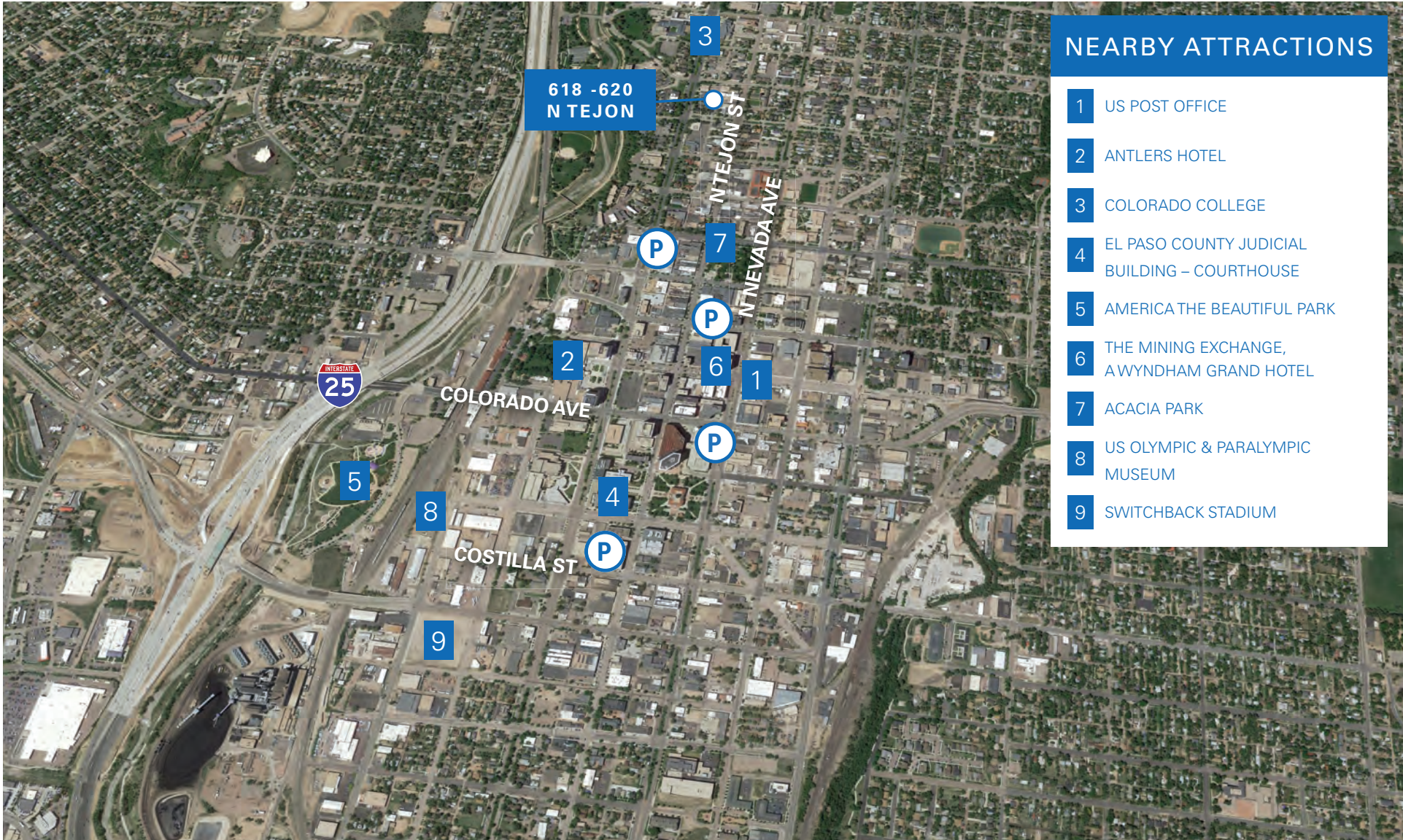
- Close proximity to downtown
- Conveniently located in Colorado Springs Central Business District
- Up to 23 parking spaces in rear of building
- Walking distance to diverse retail amenities
- Above-average quality interior suite finish



Parking Aerial







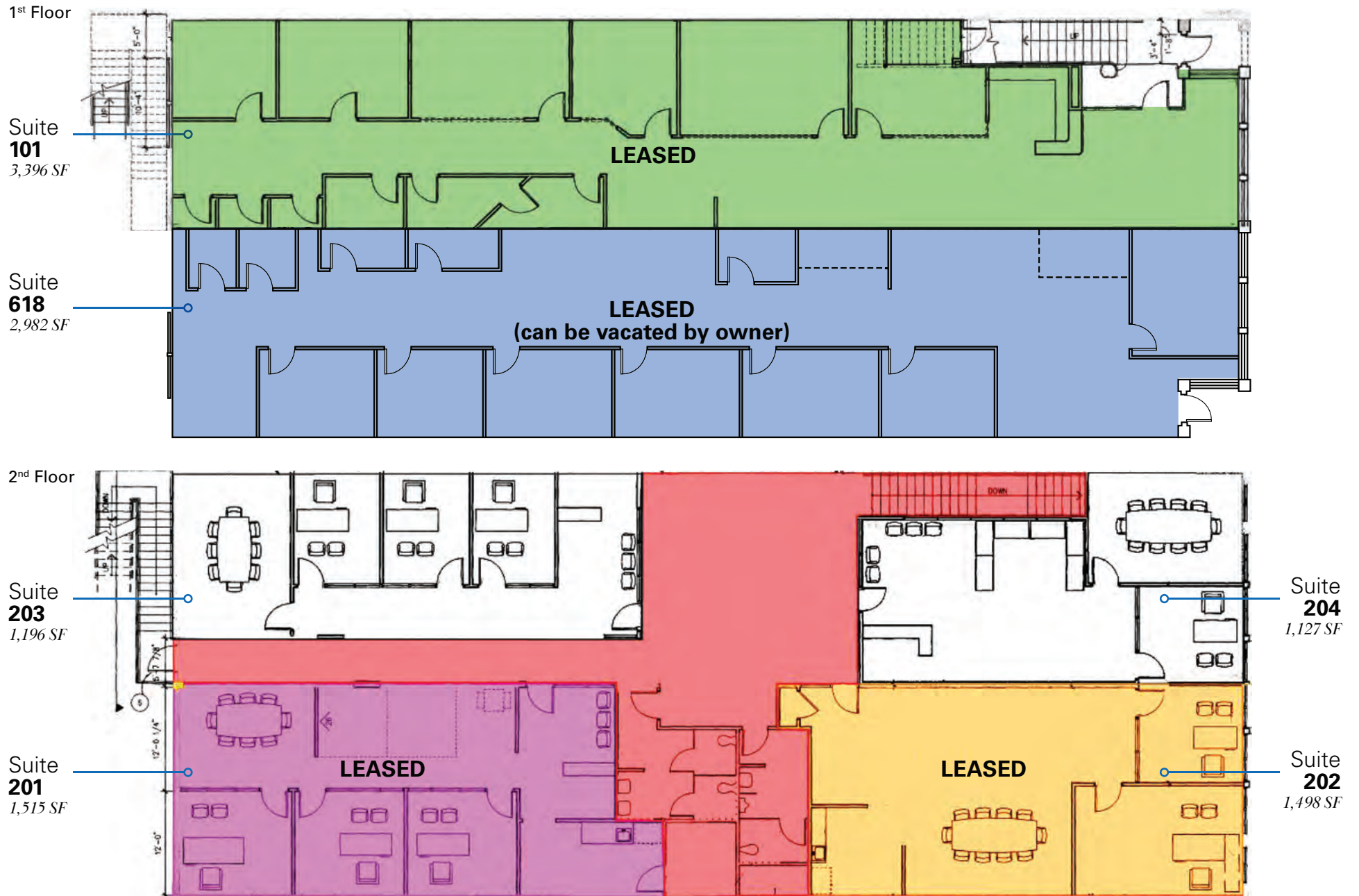
NEARBY ATTRACTIONS

- 1 US POST OFFICE
- 2 ANTLERS HOTEL
- 3 COLORADO COLLEGE
- 4 EL PASO COUNTY JUDICIAL BUILDING – COURTHOUSE
- 5 AMERICA THE BEAUTIFUL PARK
- 6 THE MINING EXCHANGE, A WYNDHAM GRAND HOTEL
- 7 ACACIA PARK
- 8 US OLYMPIC & PARALYMPIC MUSEUM
- 9 SWITCHBACK STADIUM

NEARBY RETAIL, RESTAURANTS & HOTELS



Floorplans



Floorplans are rendered for illustrative purposes and subject to confirmation





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