



OFFICE BUILDING FOR SALE

5055 Corporate Plaza Drive Colorado Springs, CO 80919

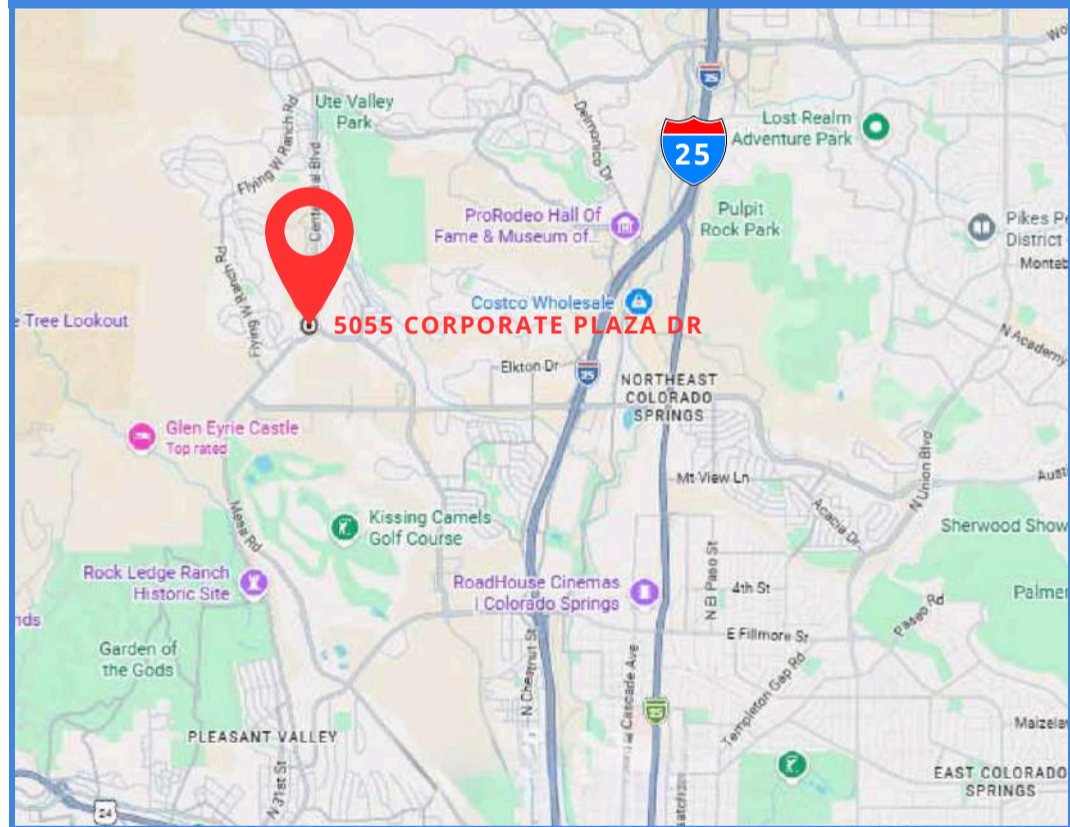
PROPERTY SPECIFICATIONS

-  **LOCATION:** 5055 Corporate Plaza Drive
Colorado Springs, CO 80919
-  **SPACE AVAILABLE:** +/- 12,766 SF
2ND FLOOR: Available
1ST FLOOR: Tenant-Occupied
LOT: +/- 0.5117 ac
-  **SALE PRICE:** \$1,660,000
COA: \$400
-  **SUITE COMPONENTS:** Offices, Reception,
Open office area, and
Bathrooms
-  **ZONING:** MX-M CU (Previously PBC)

EXECUTIVE SUMMARY

5055 Corporate Plaza Drive is a two-story office building totaling 12,766 square feet, with approximately ±6,383 square feet per floor, offering a functional layout suitable for professional services, technology firms, or corporate office users. The property sits on a 22,288 square foot lot (approximately 0.51 acres) and provides 40 on-site parking spaces, equating to a parking ratio of 1.96 spaces per 1,000 square feet. Located within an established commercial corridor in Colorado Springs, the property benefits from convenient access to major roadways.

MAP



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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

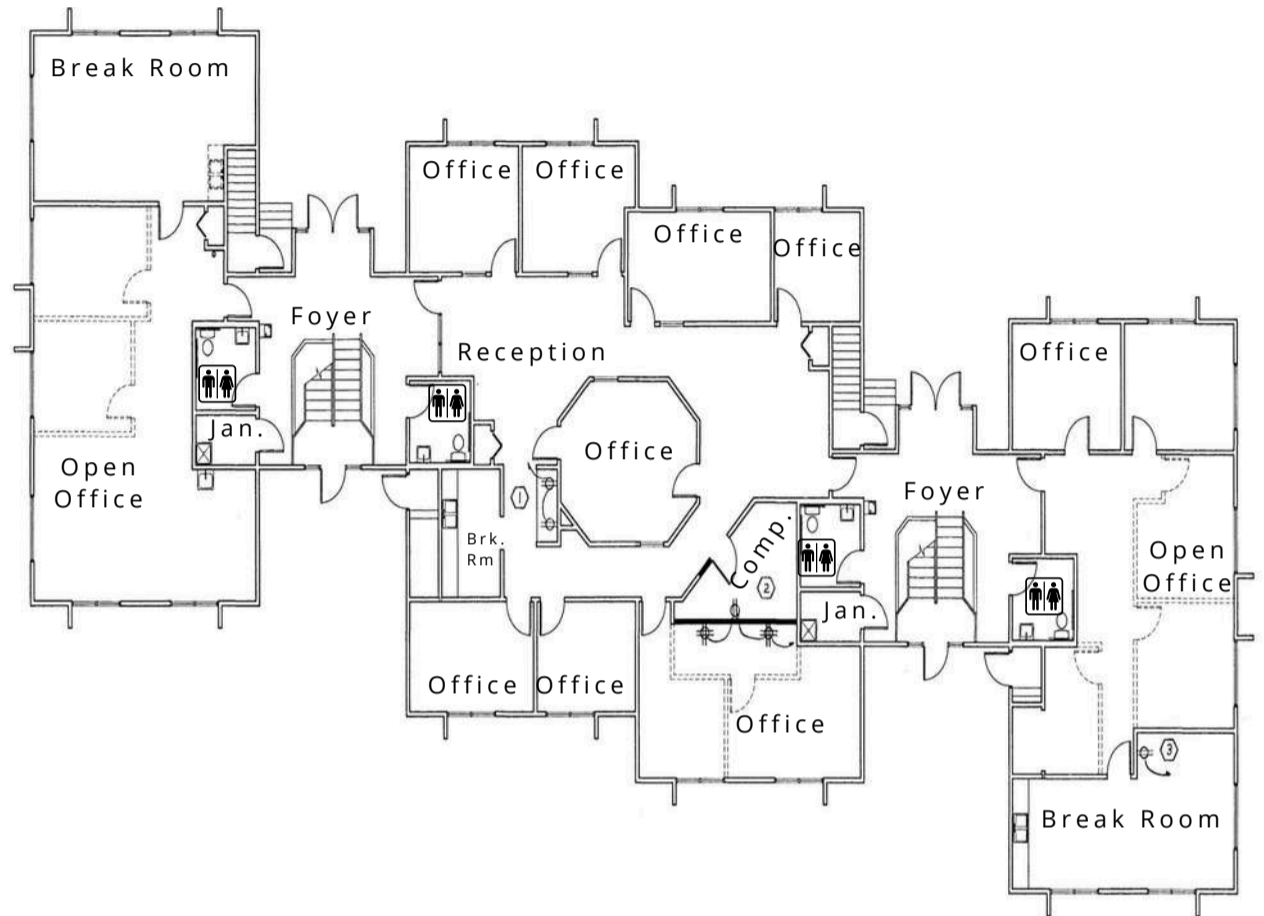
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FLOORPLAN

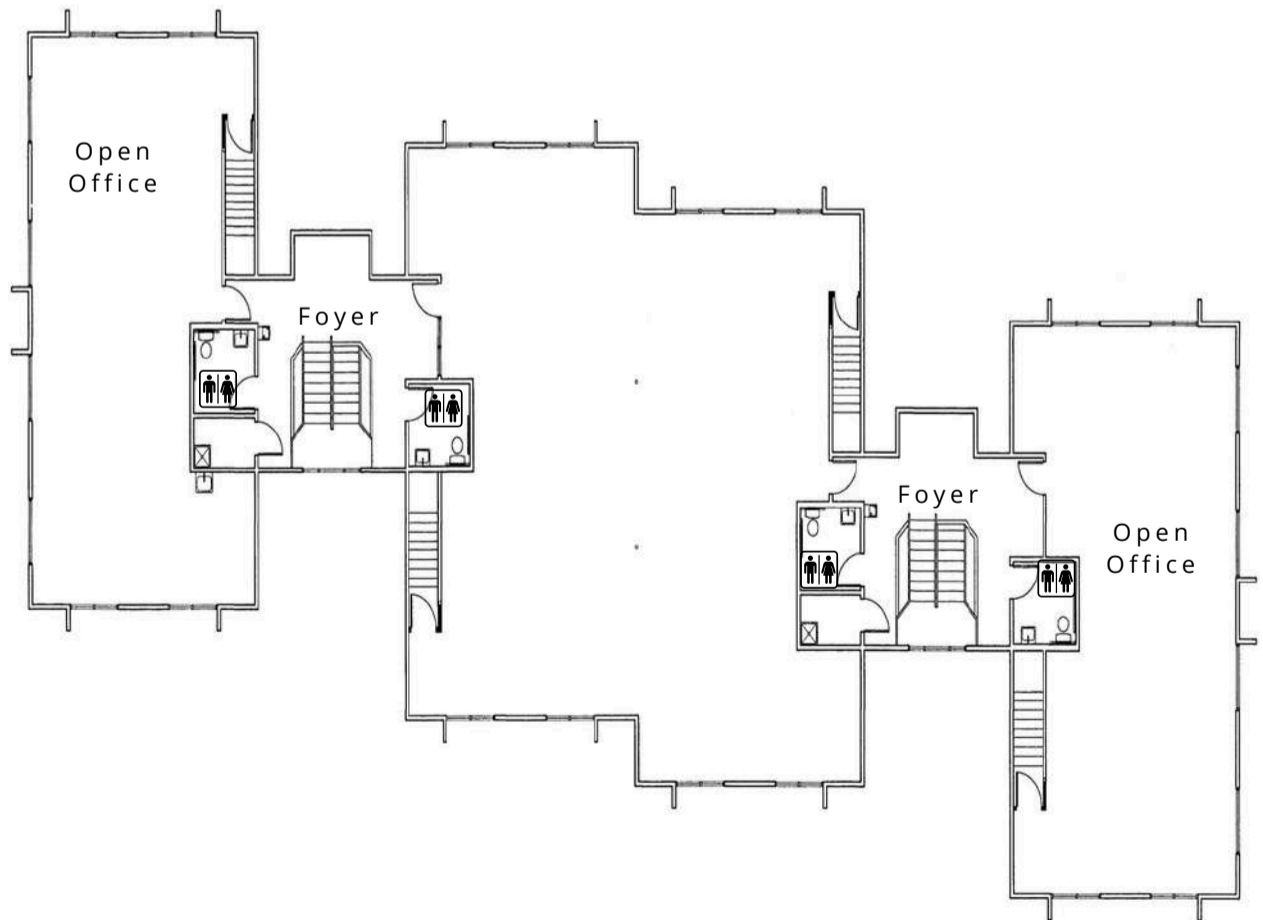
1ST FLOOR

+/- 6,500 SF



2ND FLOOR

+/- 6,500 SF



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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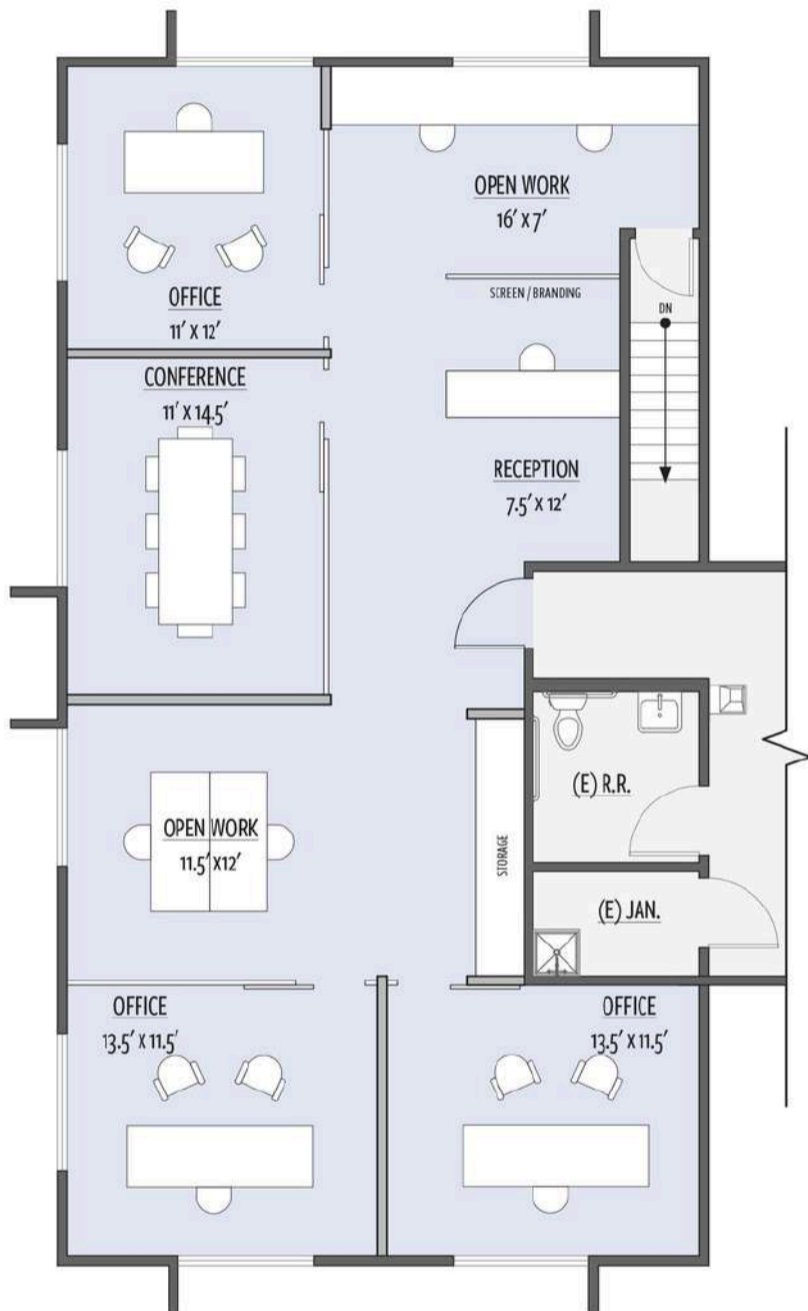
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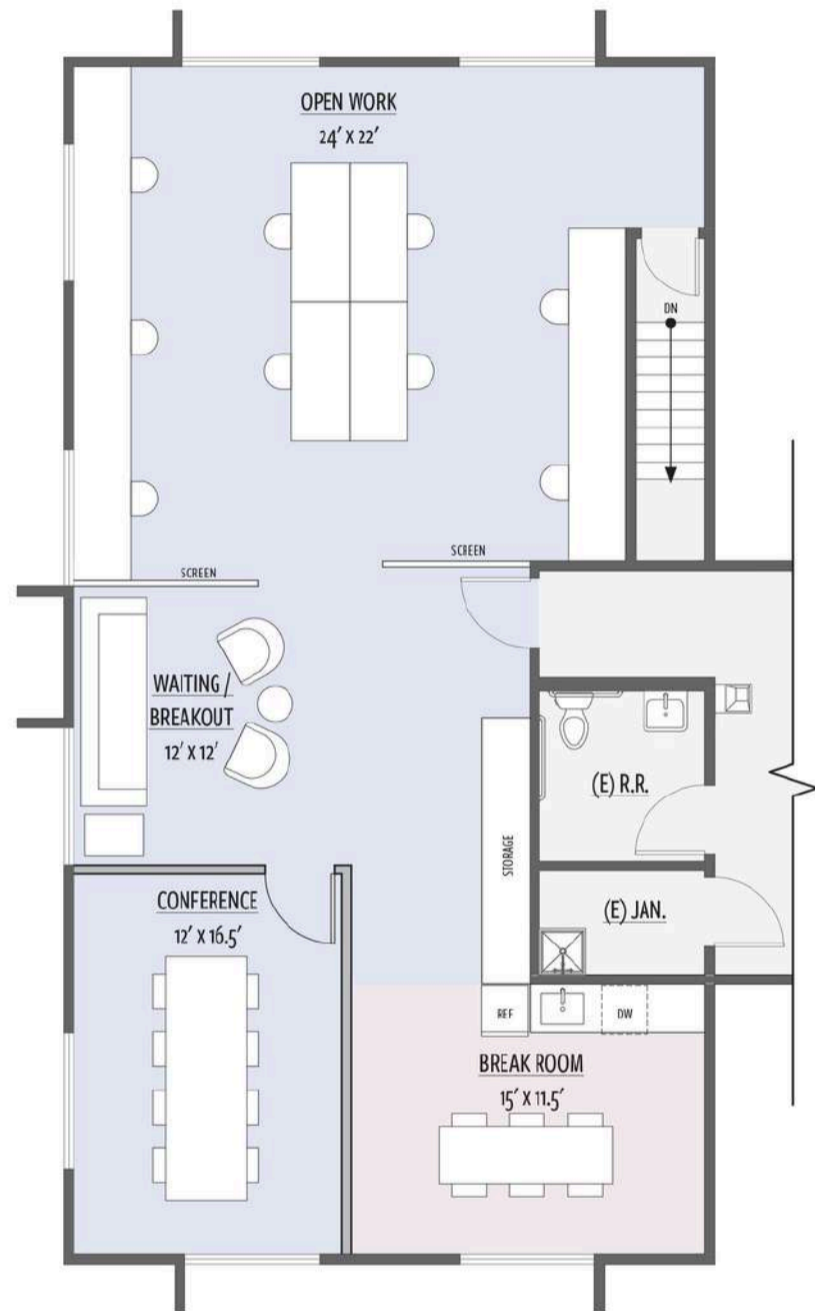
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CONCEPTUAL FLOOR PLAN 2nd FLOOR

OPTION A



OPTION B



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