

INVESTOR SALE - Price Reduction



Presented By:
C.T. Martin Commercial Real Estate

2395 Briargate Blvd, Colorado Springs, CO 80920



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Property Details

Price: \$1,550,000

- Strong 8.52% cap rate, 3% annual rent escalations, single tenant stability.
- Ample parking. 4.58/1000sf.
- Located near I-25

View the full listing here: <https://www.loopnet.com/Listing/2395-Briargate-Blvd-Colorado-Springs-CO/37905467/>

Price:	\$1,550,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.52%
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)

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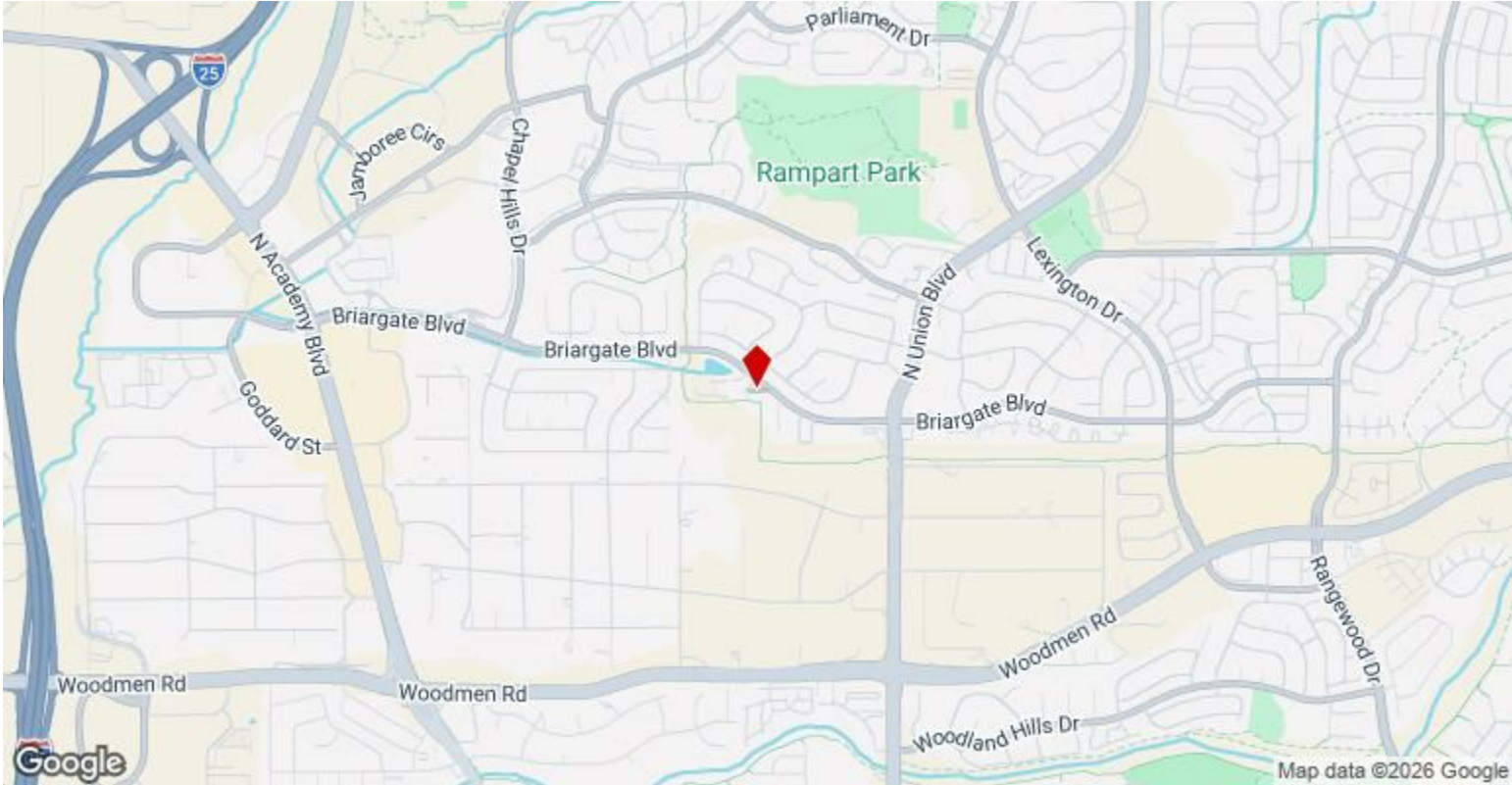
Major Tenant Information

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

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Location



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Property Photos



North Elevation



East Elevation

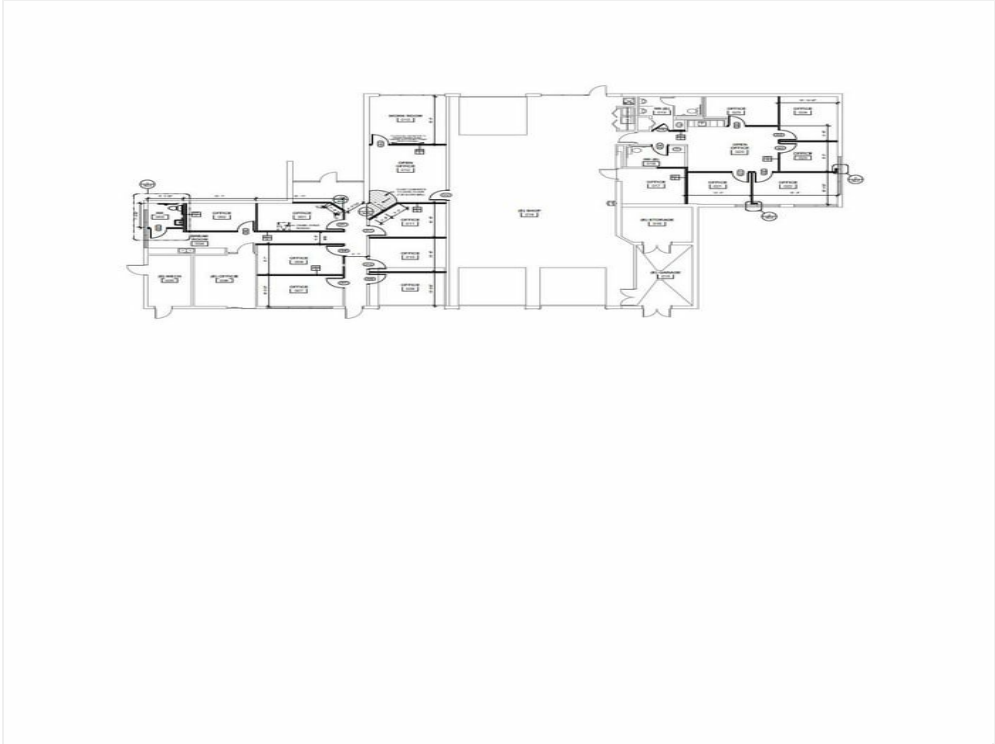
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Property Photos



South Elevation



05-27-2026.Floor Plan.2

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