

Office | For Lease/Sale

CBRE

# University Park Office

1867 Austin Bluffs Pkwy  
Colorado Springs, CO 80918

Recent Capital Improvements



## University Park Office

1867 Austin Bluffs Pkwy | Colorado Springs, CO 80918



## 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.

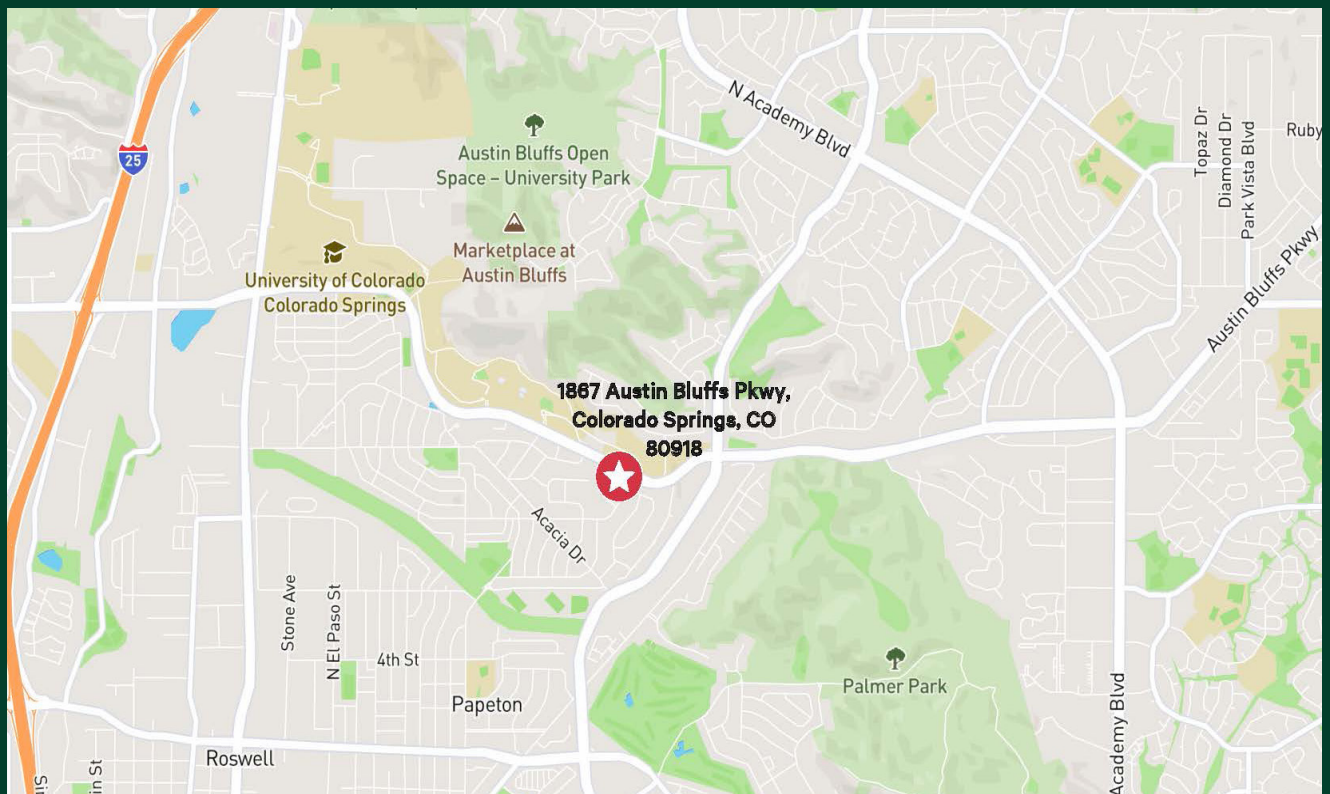
## Property Details

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

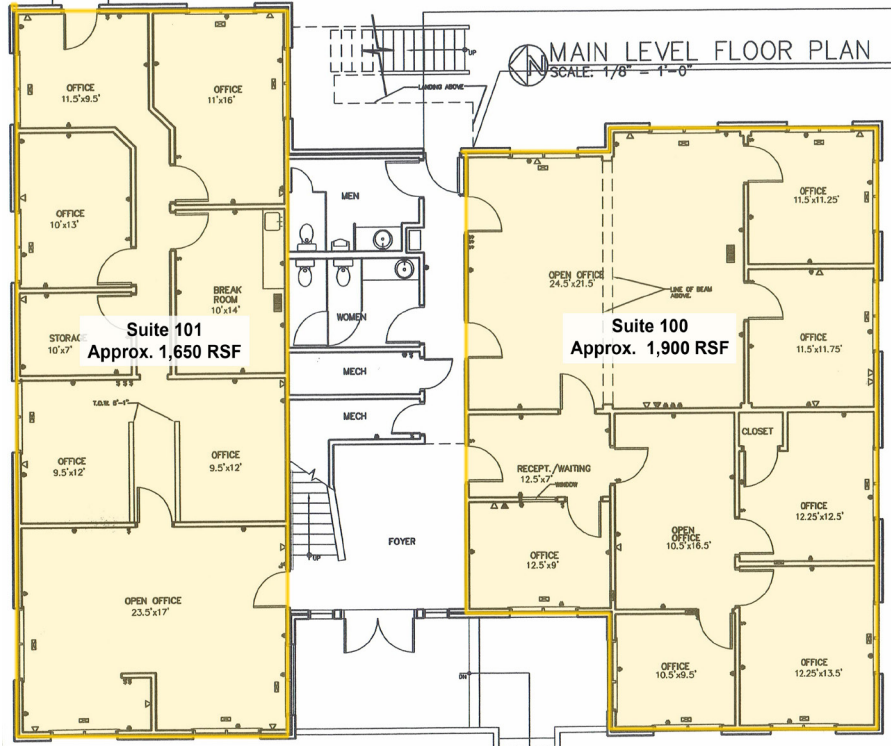


## Property Features

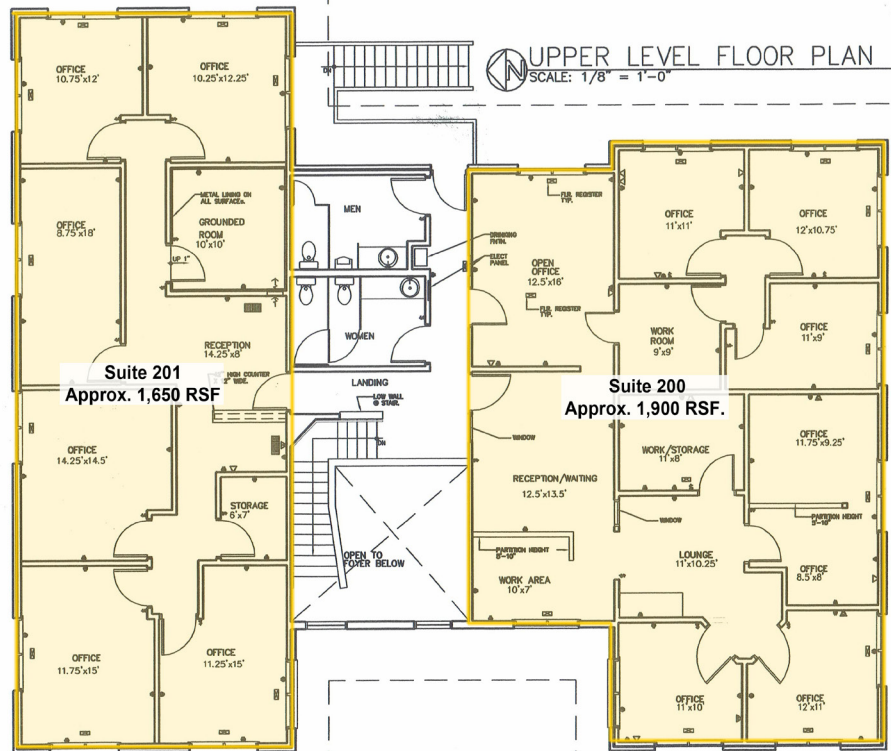
- + Professional 2-Story Office building in an established business park
- + Multi- or Single Tenant
- + Great location and proximity to UCSS
- + New windows throughout the building
- + Newer roof and gutters
- + Ample parking surrounding the property
- + Flexibility to be an owner user/ single tenant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



## First Floor



## Second Floor



## Contact Us

**Taylor Stamp**  
Vice President  
719-235-8099  
taylor.stamp@cbre.com

**Justin Burns**  
Associate  
720-878-6833  
justin.burns@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.