

STAND ALONE OFFICE/FLEX BUILDING FOR SALE/LEASE

# Mountain Vista Business Center

8145 N UNION BLVD., COLORADO SPRINGS, CO 80920

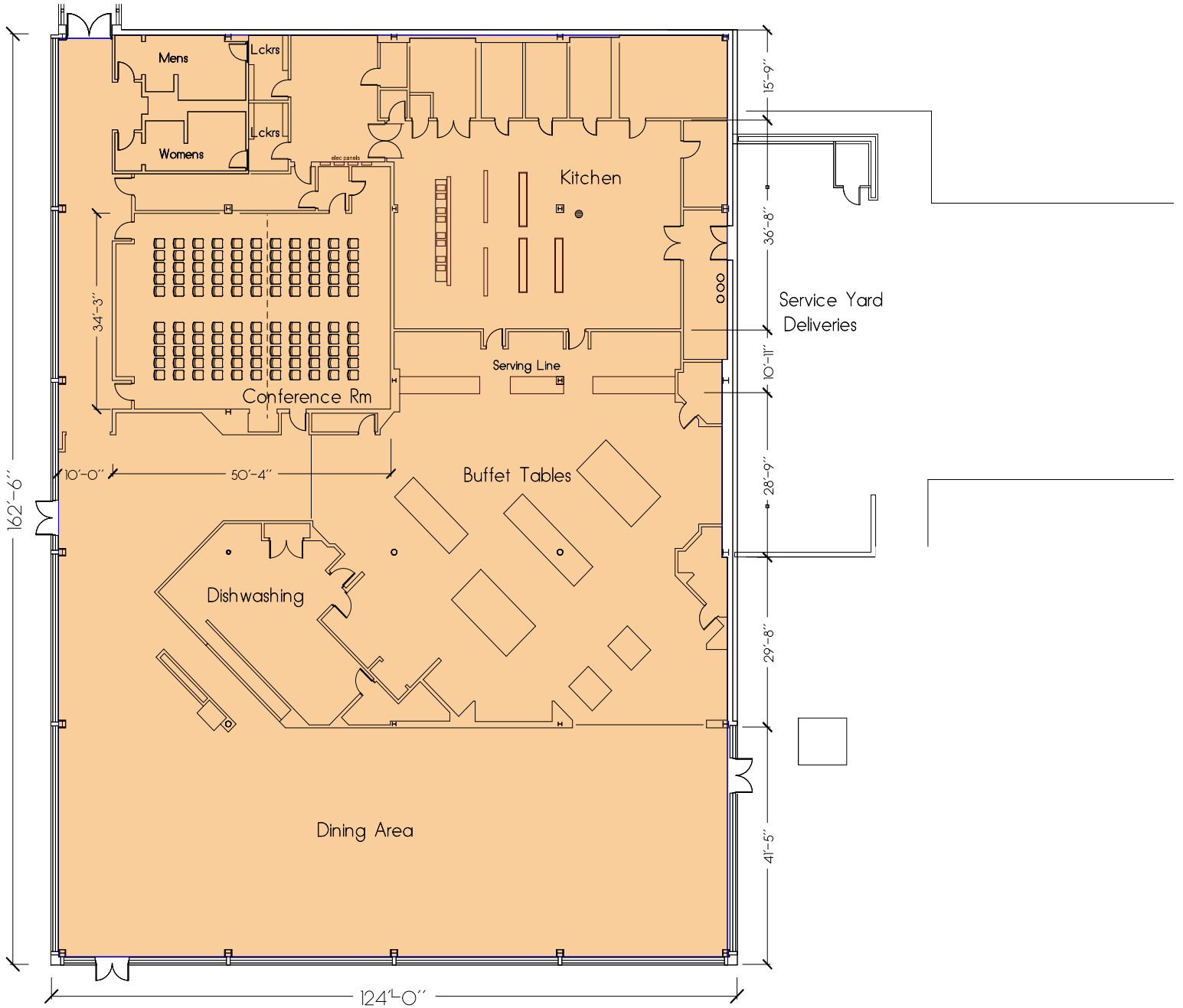


**8145 N UNION BLVD.** is a versatile office/flex building located in the Mountain Vista Business Center. Formerly part of the Hewlett Packard High Tech Campus, this stand-alone annex offers more than 21,000 square feet of functional space with flexible configuration options. Currently built out as a full-service cafeteria with a large conference room and expansive outdoor patio, the property can be delivered in its existing condition or as a clean shell ready for a new tenant's custom design.

- Located immediately off Union Blvd, south of Research Pkwy in the Briargate development
- Beautiful panoramic views of the Rocky Mountains
- Direct connections to the city's main east/west access roads, Woodmen Rd and Research Pkwy, and within 3-miles from both I-25 and Powers Blvd.
- Convenient access to the city's labor base
- Loading dock area with drive-in doors.
- Located in the Pikes Peak Enterprise Zone offering significant tax incentives.

<b>BUILDING SIZE:</b>	21,030 SF
<b>SALE PRICE:</b>	\$4,522,500
<b>LEASE RATE:</b>	\$16.50 / SF + NNN
<b>NNN EXPENSES (2025 EST.):</b>	\$3.24 / SF
<b>ZONING:</b>	BP
<b>YEAR BUILT:</b>	1984-1985
<b>PARKING:</b>	Proposed 5/1,000 SF
<b>CEILING HEIGHTS:</b>	Up to 14'
<b>LOADING DOCK:</b>	Loading dock area with drive-in doors. Drive-in & dock-high doors can be added

## Current "As-Is" Condition - Cafeteria Build-Out



## Shell Layout After Demo

