

Prime Office Building & Lot for Sale

Ideal Investment or Owner/User Opportunity!

2125 & 2139 Chuckwagon Rd, Colorado Springs, CO 80919



Adjacent
**PAD
SITE**
Included
in Sale

- **Modern Construction** (Built in 2000): Well-maintained, newer office building designed for professional appeal.
- **Standalone 3-Story Building:** Includes an elevator for easy access.
- **Prime Location:** Located in the desirable Mountain Shadows area, just west of Centennial Blvd and north of 30th St, offering convenient access and visibility.
- **Quality Construction and Features:** Brick facade with operable windows for natural light and ventilation.
- **High-End Residential Surroundings:** The property is situated in a high-income area, with average household incomes of approximately \$125,000 within a three-mile radius, and significant nearby residential development, including thousands of new apartments.
- **Rare Opportunity to Acquire West-side Office Site:** With a high barrier to entry for new office land on the west side of Colorado Springs, the property presents a rare investment opportunity. The vacant lot included in the sale is ready to support an additional 13,000-SF building, offering expansion potential or development opportunities.
- **Prominent Signage Opportunities:** Monument and building signage available for maximum exposure.
- **Flexible Lease Options:** A variety of suite sizes and lease terms provide versatility for tenants.
- **Stunning Front Range Views:** Spectacular views of the foothills, Ute Valley Park rock outcroppings, and other scenery that must be seen firsthand to appreciate. Schedule a tour today!
- Call broker for details on income and expenses.

ANDREW OYLER
Office & Investment
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Scan or click here to
view the
property website: →

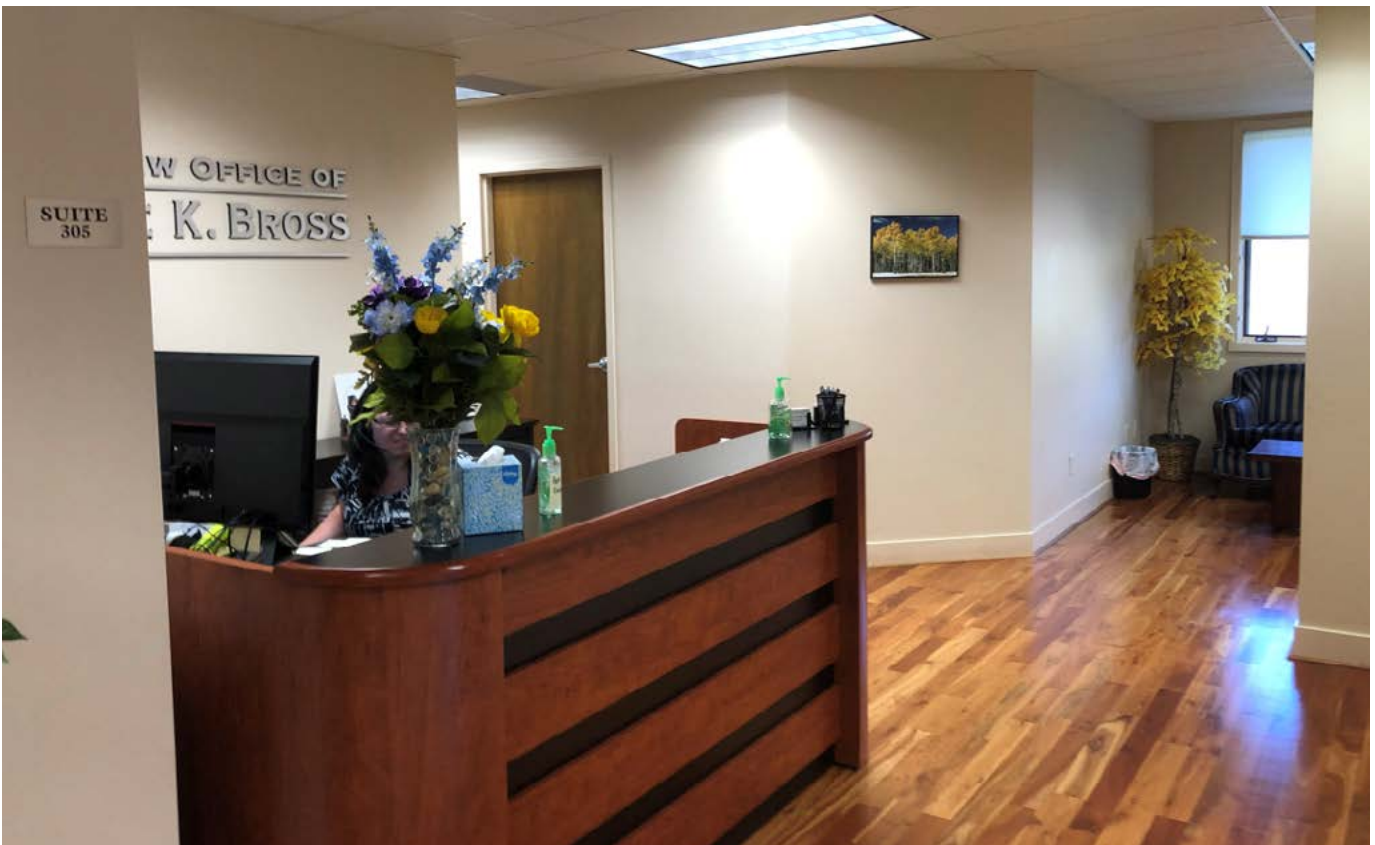
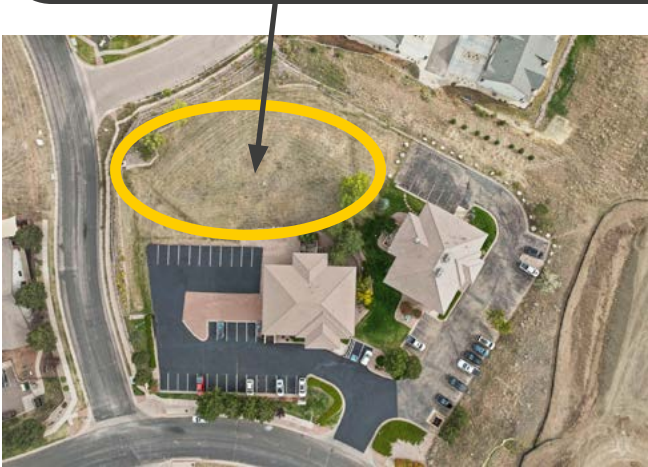


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The adjacent pad site comes with the purchase.
It is designed to accommodate a 13,000-SF building.



Entrance to the law firm suite on the top floor.

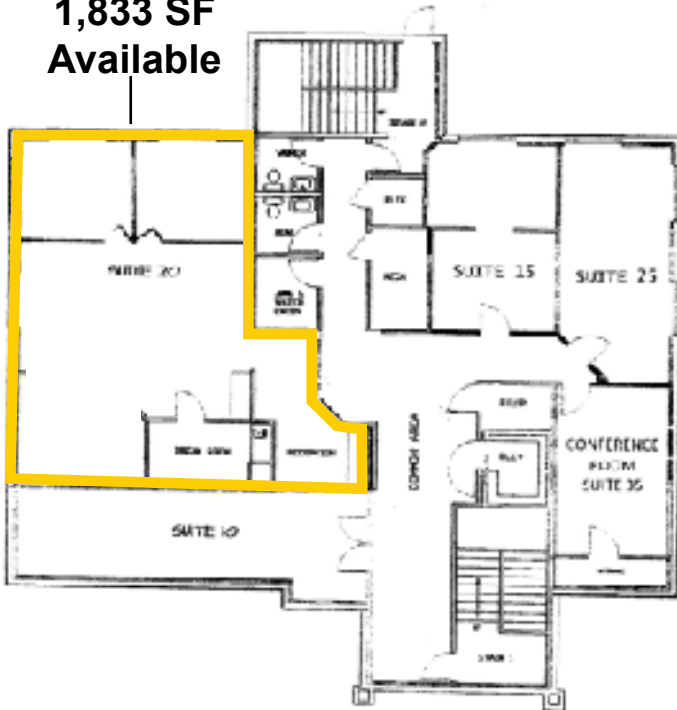
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LOWER LEVEL

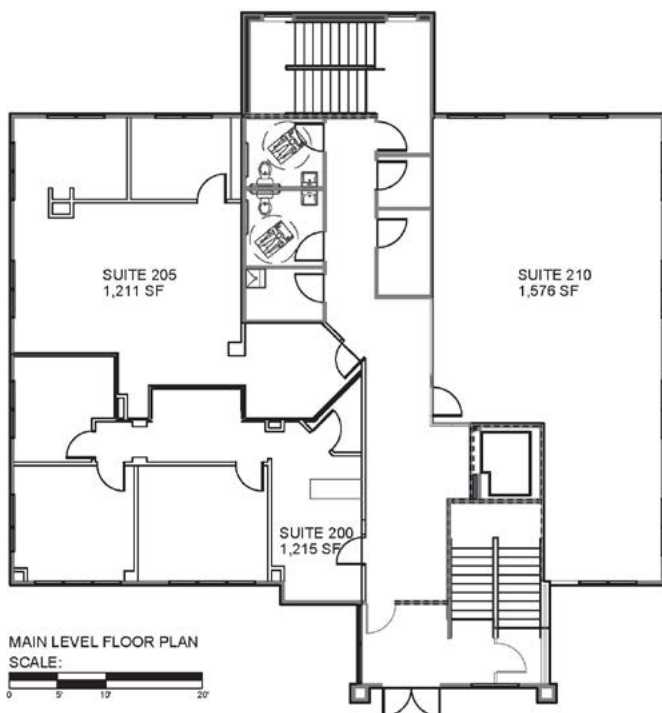
1,833 SF Available



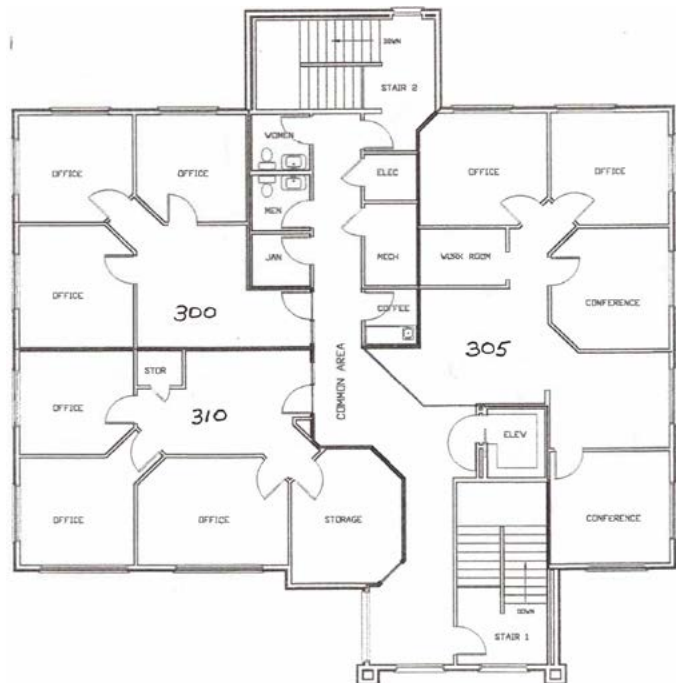
PROPERTY DETAILS

| | |
|-----------------------|-------------|
| Building Size: | ±11,334 SF |
| Available: | ±1,833 SF |
| Zoning: | PIP-1, HS |
| Year Built: | 2000 |
| Asking Price: | \$2,200,000 |

MAIN LEVEL



UPPER LEVEL



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