

# Prime Office Building for Sale

Sale Price: Building \$1,995,000 | Adjacent Lot \$350,000

2139 Chuckwagon Rd, Colorado Springs, CO 80919



## Ideal Investment or Owner/User Opportunity!

- **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 adjacent vacant lot (2125 Chuckwagon Rd) is ready to support an additional 13,000-SF building and may be purchased separately, offering expansion potential or development opportunities.
- **Flexible Lease Options:** A variety of suite sizes and lease terms provide versatility for tenants.
- **Prominent Signage Opportunities:** Monument and building signage available for maximum exposure.
- **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.

Scan or click here to  
view the  
property website:



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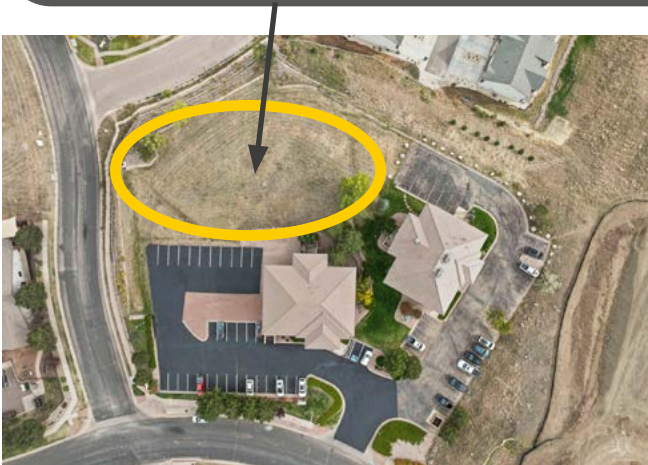
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Entrance to the law firm suite on the top floor.



The adjacent pad site (2125 Chuckwagon Rd) is designed to accommodate a 13,000-SF building and may be purchased separately for \$350,000.



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**1,833 SF Available**

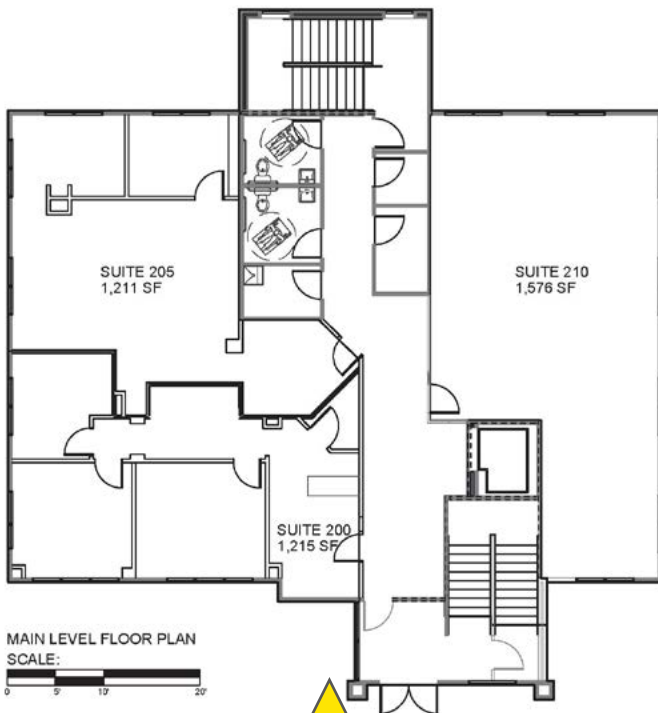


**LOWER LEVEL**

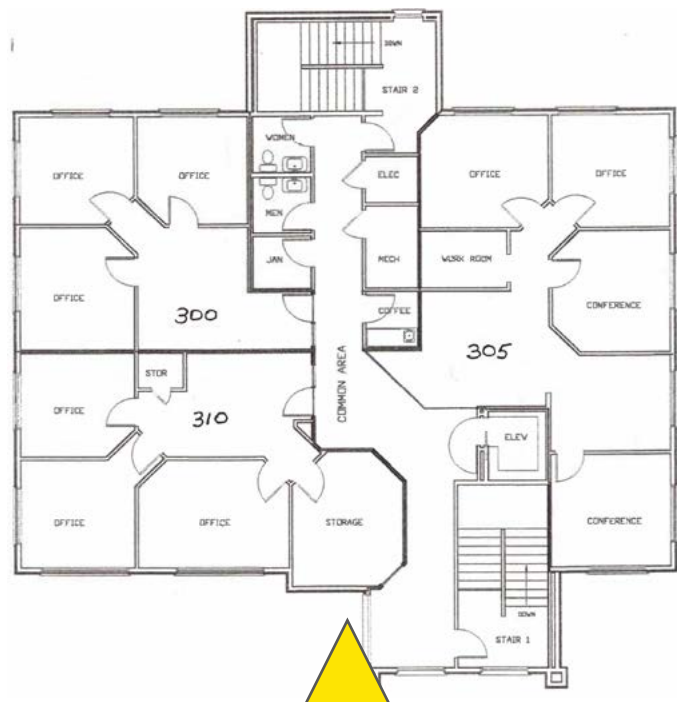


### **PROPERTY DETAILS**

<b>Building Size:</b>	±11,334 SF
<b>Land Area:</b>	±6,040 SF
<b>Available Space:</b>	±1,833 SF
<b>Adjacent Lot:</b>	±9,607 SF
<b>Zoning:</b>	PIP-1, HS
<b>Year Built:</b>	2000
<b>Asking Price:</b>	Building \$1,995,000 Adjacent Lot \$350,000



**MAIN LEVEL**



**UPPER LEVEL**

MAIN LEVEL FLOOR PLAN  
SCALE:  
0 5 10 20

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