

For Sale & For Lease

2139 Chuckwagon Rd. Colorado Springs, CO 80919



**Great Owner/User
or Investor Opportunity!**

Highlights

- Newer Construction
- Office Campus
- Stand Alone - 3 Story office with elevator
- Variety of suite sizes
- Monument & Building signage available
- Great views
- Operable Windows & brick facade
- High-end residential in the area
- Vacant lot available next to building

Property Specifications



Location: Just west of Centennial & north of 30th St in the Mountain Shadows area



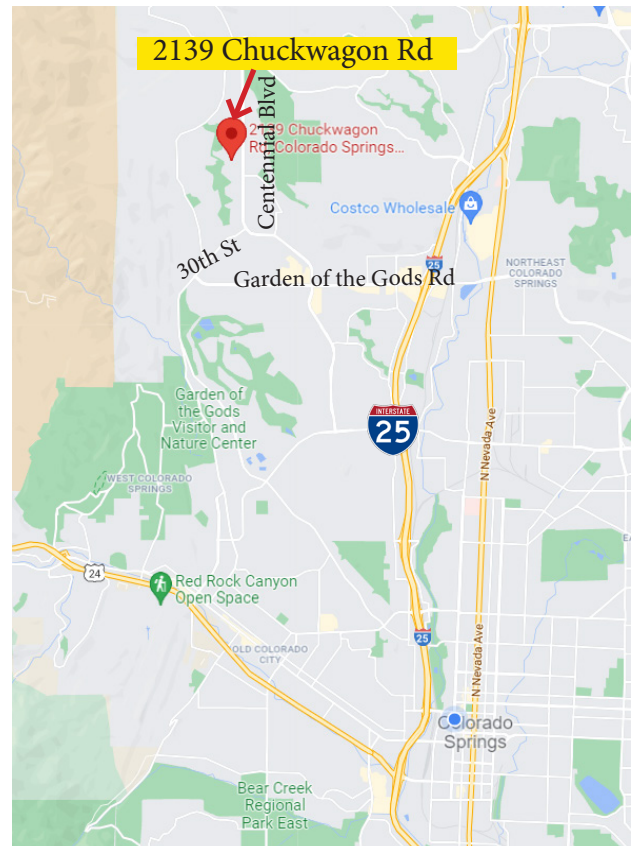
Building Size: 11,334 SF
Lot Size: 6,040 SF
Available: 2,500 SF



Zoning: PIP 1, HS
Year Built: 1999



Asking Price: \$1,990,000
Asking Lease Rate: \$14.00 PSF, NNN
Estimated Operating Expenses: \$6.00 PSF



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Front Facade



South Side



East Side



East Side



Upper Level Suite

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