

# OFFICE BUILDING FOR SALE

6035 ERIN PARK DR.  
COLORADO SPRINGS, CO 80918



## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.67 Acres
Year Built:	1982
Building Size:	10,212 SF
Price/SF:	\$93.03
Special Terms:	Seller can lease back portion of lower level

## PROPERTY OVERVIEW

Year of construction: 1982  
Approximate building size: 10,200 SF  
Construction: Masonry/Wood siding  
Large Lot: 29,121 SF

## PROPERTY HIGHLIGHTS

- Great frontage on N. Academy Blvd
- Large monument sign fronting Academy Blvd
- Park-like setting with mature vegetation
- Vaulted ceilings and skylights provide an expansive feel
- Large exam/offices throughout
- Plumbed for medical
- Flexible floor plan allows for executive suites



**Brandon Straub**

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**Susan Beitle**

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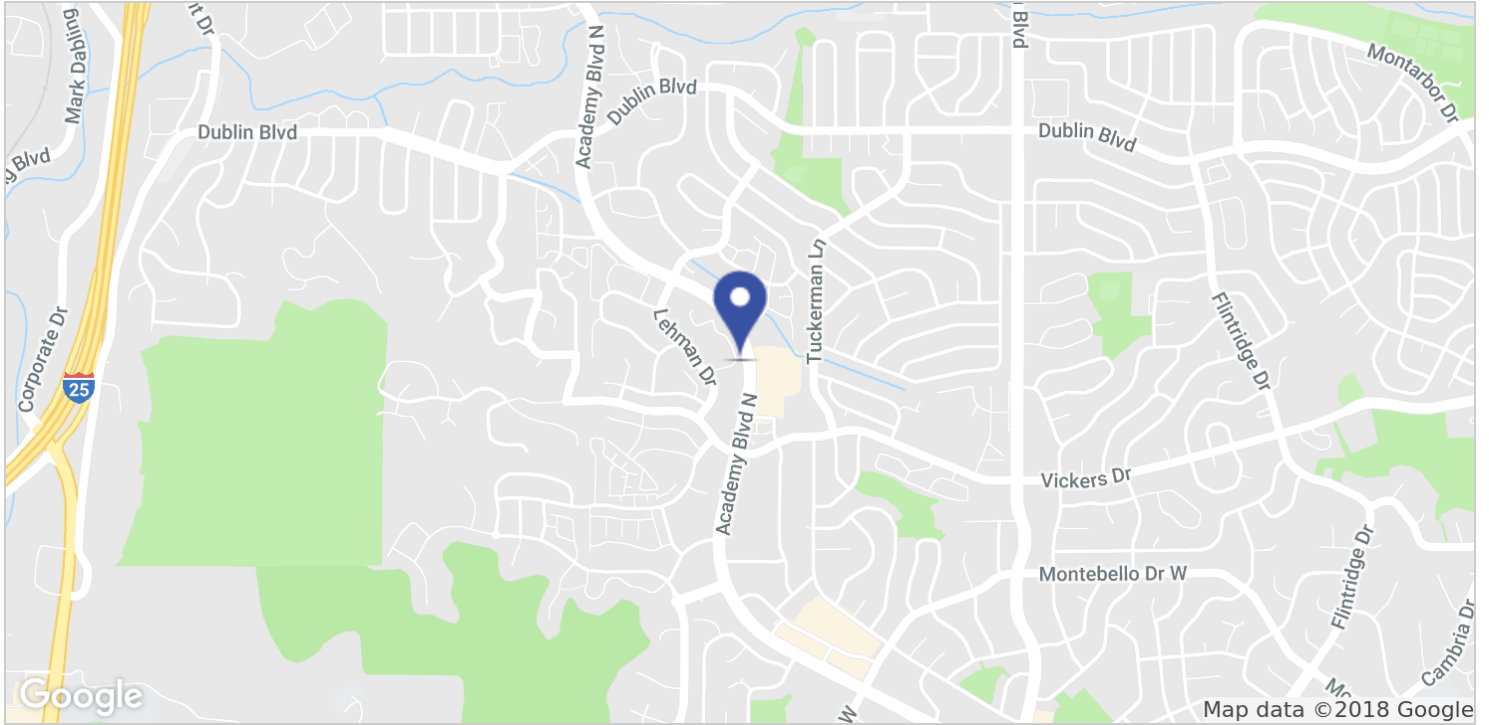
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