



\$16,500,000 FOR SALE OR LEASE

BUILDING SIZES

230,300 SF Office / Manufacturing
19,450 SF Mezzanine
20,100 Café Building
5,334 SF Shipping & Receiving
7,229 SF Energy Center
3,227 SF Service Garage

LOT SIZE

48.98 Acres

ZONING

PIP-1 (Light Industrial)

YEAR BUILT

1984-1985

LEASE

30,000 - 125,000 Square Feet
\$10.00/SF NNN

OFFICE / MANUFACTURING CAMPUS & 16 ACRES LAND FOR DEVELOPMENT 8145 N Union Boulevard, Colorado Springs, CO

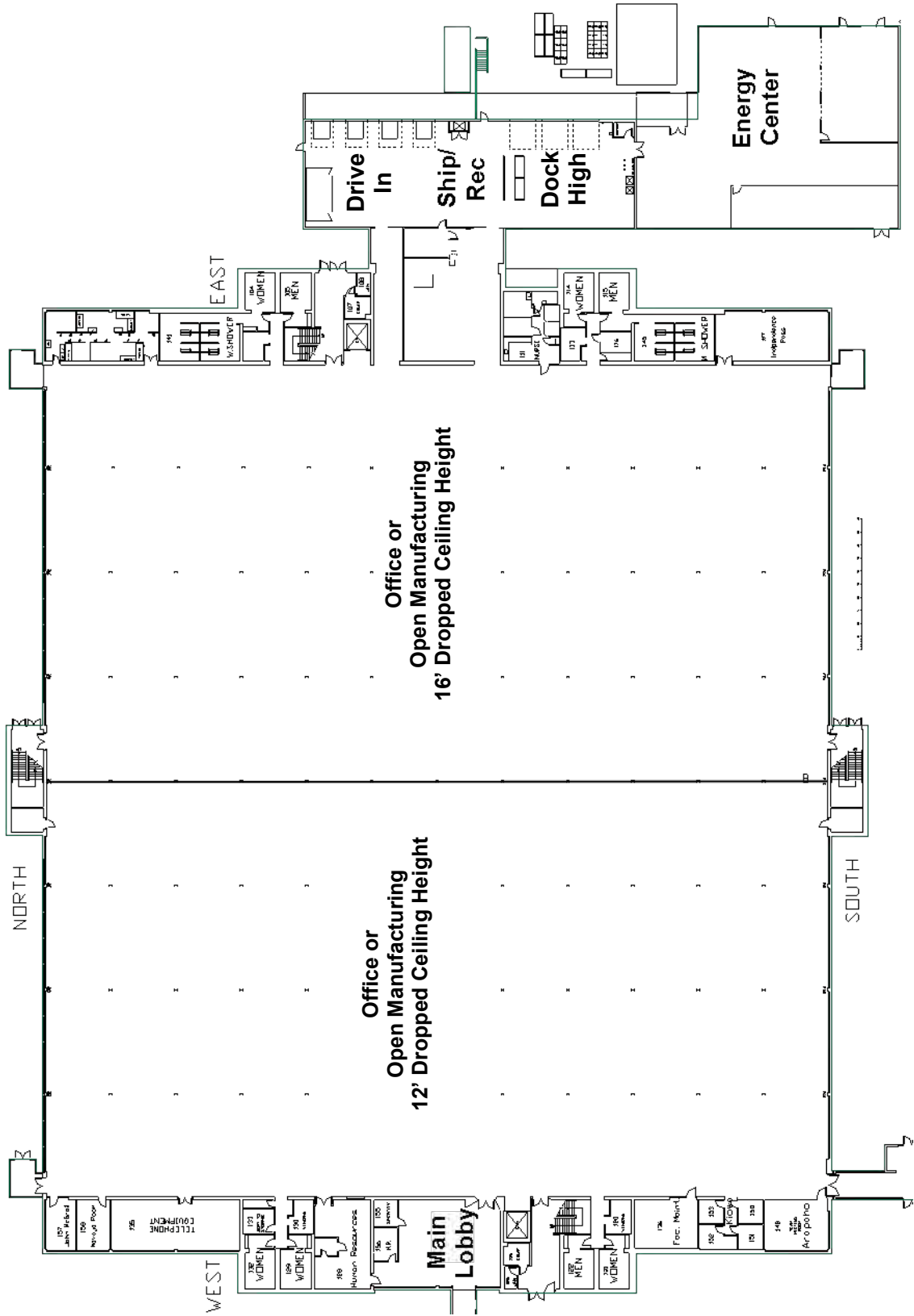
Formerly Checks Unlimited, this Office / Manufacturing Campus is a 285,640 square foot campus designed for 1,400 call center employees with the electrical capacity to serve 800,000 square feet of improvements. It includes a two-story office and manufacturing building, a service garage and a restaurant with sand volleyball, horseshoe pits and a patio with beautiful panoramic views of the Rocky Mountains in Colorado Springs, CO.

The campus is located on a 48.98 acre lot with excellent access to and visibility from Union Boulevard, which is a major North/South thoroughfare. Union Blvd provides direct connections to Research Parkway and Woodmen Road, the city's main East/West access road. The campus is within three miles of both Interstate 25 and Powers Boulevard, providing excellent access to the city's labor base.

Co-Marketed By:



FIRST FLOOR



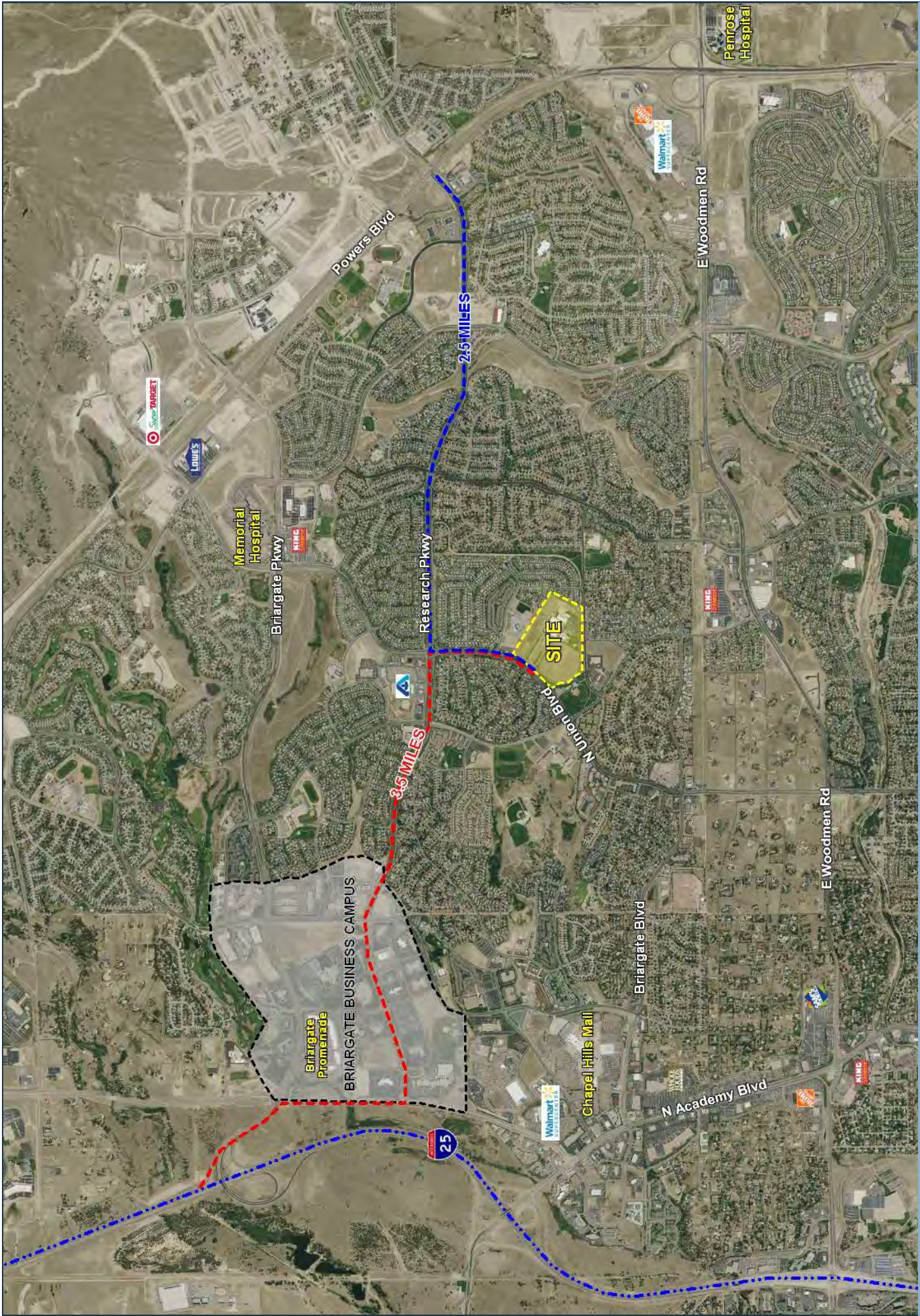
ADDRESS	8145 & 8245 N Union Blvd, Colorado Springs, CO 80920
LOCATION	Just north of Lexington Drive on Union Boulevard
ZONING	PIP-1 (Light Industrial) City of Colorado Springs
DOORS	(3) Dock-high / (4) Drive-in
YEAR BUILT	1984 -1985
RESTROOMS	Minimum of 4 restroom cores per floor
MECHANICAL SYSTEMS	Currently designed to support 800,000 SF of Office
CEILING HEIGHT	18' - 24' Above the Dropped Ceilings
PARKING	1,050 Spaces
BUILDING SIZES	230,300 SF Two-Story Main Building 19,450 SF Mezzanine 20,100 SF Café 7,229 SF Energy Center 5,334 SF Shipping & Receiving 3,227 SF Service Garage
SALE PRICE	\$16,500,000
LEASE RATE	\$10.00/SF NNN
AVAILABLE SPACE	30,000 to 125,000 Square Feet
TAX SCHEDULE NUMBER	63031-04-005
LAND AREA	48.98 acres / 16 acres undeveloped



HEATING	Boiler #1 Kewanee Model L3W 100 GO 100 HP Boiler #2 Kewanee Model L3W 200 GO 200 HP
COOLING	Chiller #2 Carrier Model 19DM6168CC, 250 TON 775 Pounds R11 Chiller #1 Carrier Model 19DM7897CQ, 500 TON 1200 Pounds R11
AIR HANDLERS	SF #1 Tempmaster Model AFDW-49 75 HP ABB Drive RF #1 Tempmaster Model AFDW-49 30 HP Dynamitic Drive SF #2 Tempmaster Model AFDW-49 75 HP ABB Drive RF #2 Tempmaster Model AFDW-49 30 HP Dynamitic Drive SF #3 Tempmaster Model AFDW-49 75 HP Toshiba E3 Drive RF #3 Tempmaster Model AFDW-49 30 HP Dynamitic Drive SF #4 Tempmaster Model AFDW-49 75 HP ABB Drive RF #4 Tempmaster Model AFDW-49 30 HP Dynamitic Drive
CONTROLS	Johnson Controls Metasys with 1 Front End PC, 1 Network Controller and 24 DX9100 Controllers
COMPRESSED AIR	Air Compressor #1 Atlas Copco Model GA30W 40 HP Air Compressor #2 Atlas Copco Model GA30W 40 HP Air Compressor #3 Atlas Copco Model GA37VSDF 50 HP
COMPUTER ROOM	5,200 SF Raised Floor with Supplemental Air
ELECTRICAL	Sub Station S-1 Energy Center GE 480 Volt / 3 Phase / 4 Wire / 4000 Amp Sub Station A East Mezzanine GE 480 Volt / 3 Phase / 4 Wire / 1500 Amp Sub Station C West Mezzanine GE 480 Volt / 3 Phase / 4 Wire / 2500 Amp NOTE: ALL SUB STATIONS ARE FED FROM 500 KVA TRANSFORMERS WITH 600 AMP CAPACITY
EMERGENCY GENERATOR	Cummins Model 502FDR7022JJ W – 350KW, 438 KVA, Diesel powered, 100 gal day tank, 500 gal back up tank
UPS	Chloride Model EDP70L 125KVA 480 Volt in 480 Volt out, 3 Power Battery Cabinets, 2 Power Distribution Units
PAGING SYSTEM	Valcom Interface with 4 TOA AMPS
MASTER CLOCK	American Mini-Master
FIRE	Main Panel - Notifier AFP 400; Sub Panel - Notifier AFP 200; 2 Power Supplies -Notifier FCPS-24S6
COMMUNICATION	2 Qwest DS3 Lines (equivalent to 56 T1 lines) ICG Fully Redundant Fiber Optic Loop located at the property edge on Union Blvd

CAMPUS PHOTOS





AERIAL PHOTO

Office/Manufacturing Campus &
 16 Acres Development Land
 8145 N Union Boulevard, Colorado Springs, CO

SALE or LEASE



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