

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

