



5050

**FOR SALE/LEASE**

**5050 Edison Avenue,  
Colorado Springs, CO 80915**

**PROPERTY SPECIFICATIONS**

	<b>LOCATION:</b>	5050 Edison Avenue, Colorado Springs, CO 80915
	<b>BUILDING:</b>	+/- 37,516 SF
	<b>LAND:</b>	+/- 2.63 Acres
	<b>SALE PRICE:</b>	\$3,200,000
	<b>SALES PRICE PER SF:</b>	\$77.88 per SF
	<b>LEASE RATE:</b>	\$15- \$18 per SF
	<b>ZONING:</b>	PIP1 AO APZ2
	<b>ACCESSORY USES:</b>	Office Building

- \* Value add to investors to increase rental rates.
- \* Short term leases.
- \* Owner use can occupy 51% if needed

**ADDITIONAL INFORMATION**

- 208 Surface Parking Spaces
- Very clean professional office building
- Community conference room available to all building tenants
- Large windows with scenic views
- Abundant on-site parking to accommodate heavy use
- Call the Broker for more information

**VACANCY**

<b>SUITE</b>	<b>STATUS</b>	<b>SF</b>
116	Available Now	388
209	Available Now	765
<b>TOTAL:</b>		<b>1,153</b>

\*\* All spaces are priced as-is

**JASON CASTRO**  
President



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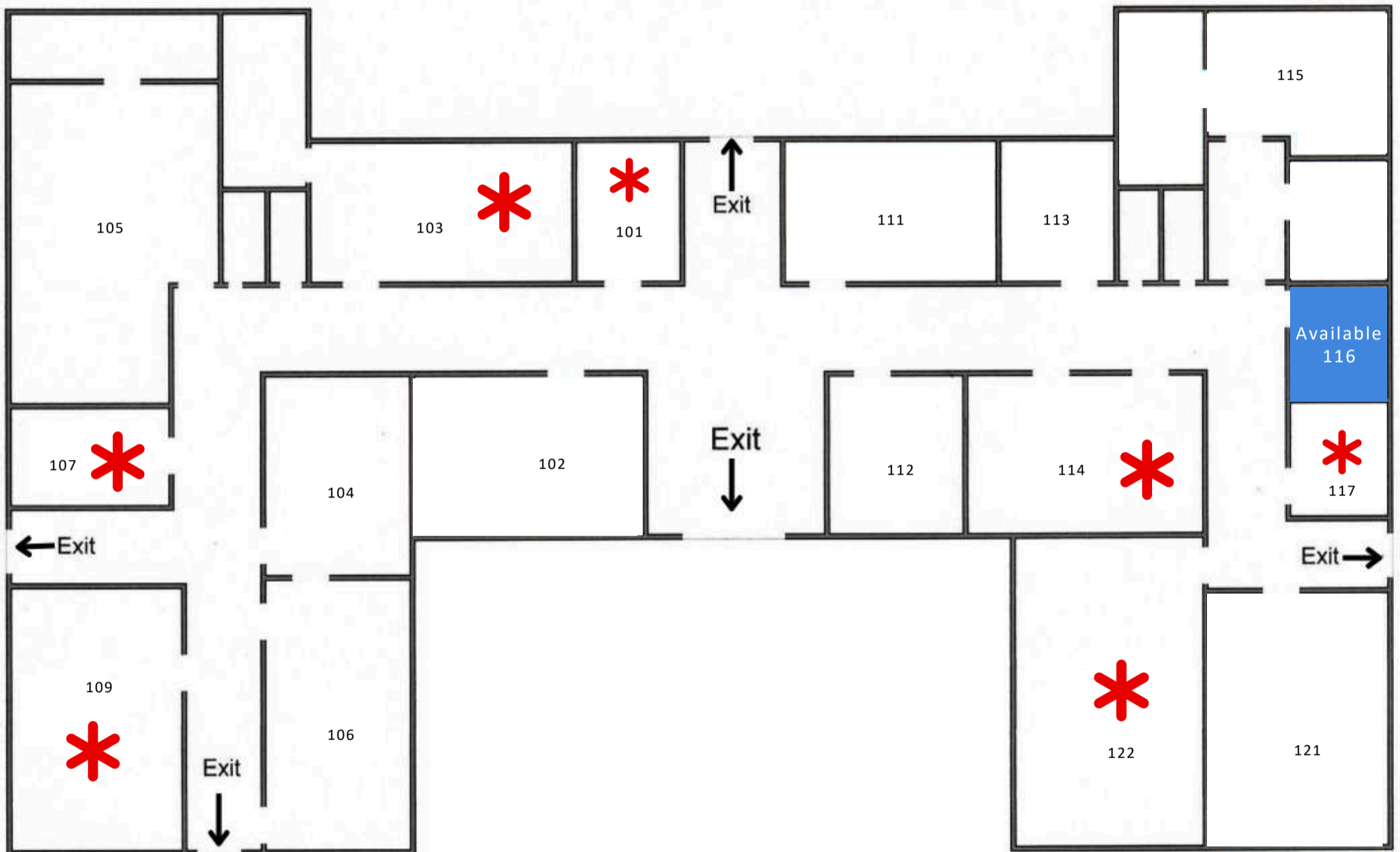
719.227.9987

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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

## VACANCY MAP

### 5050 Edison Floor Plan First Floor



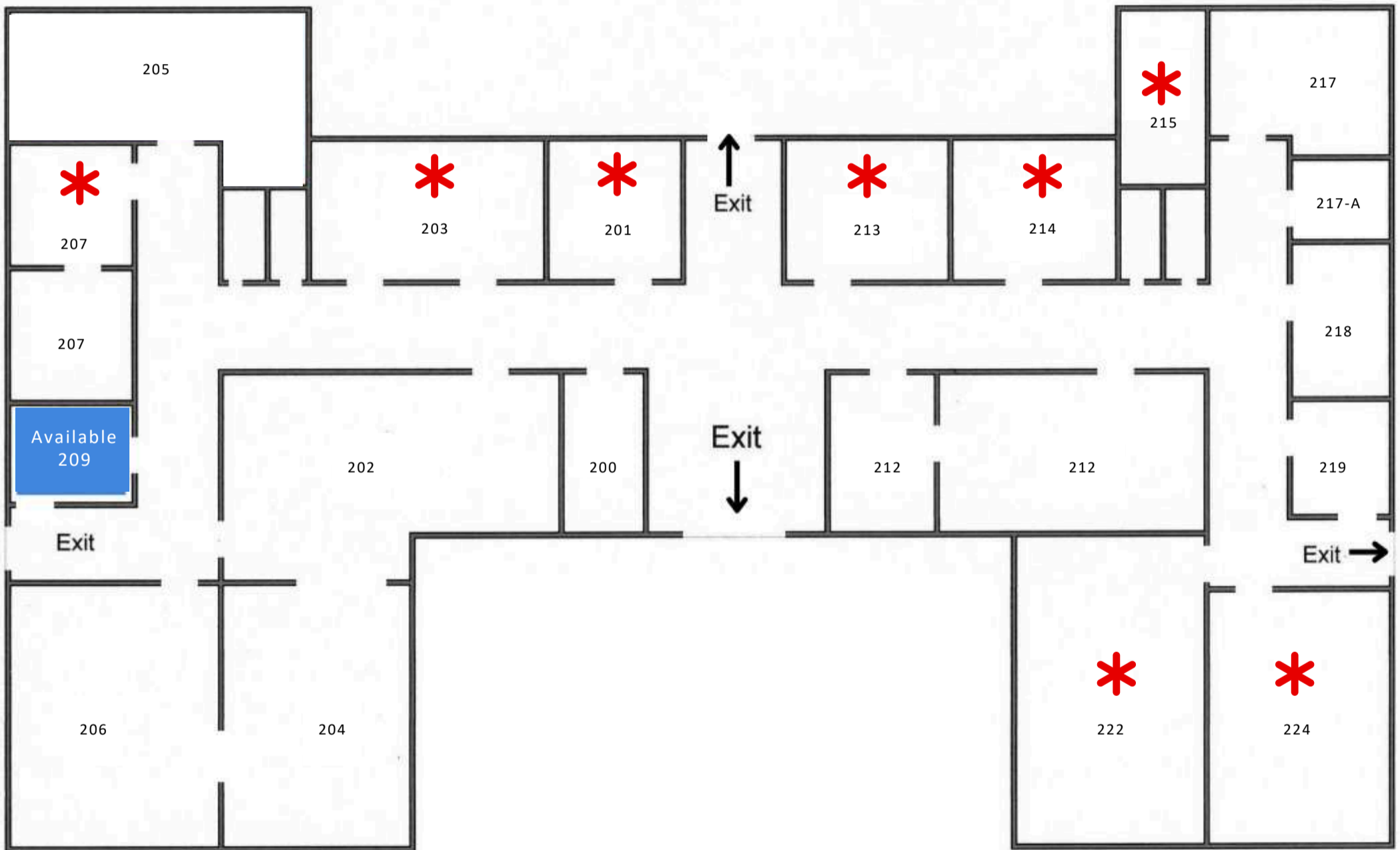
Legend:

**\*** = Flexible Lease  
can increase the market rate or  
make space available for owner user

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## VACANCY MAP

### 5050 Edison Floor Plan Second Floor



Legend:

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## MAP



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact

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