



THE BROOKS BUILDING
1445 North Union Boulevard, Colorado Springs, CO 80909

INVESTMENT PROPERTY FOR SALE
8.2 % CAP RATE | FULLY LEASED
\$1,240,000.00



8.2%
CAP RATE

A fully leased, professionally maintained two-tenant office investment located at the signalized intersection of Union Boulevard and Palmer Park Boulevard in the heart of Colorado Springs.

ROB ROLLEY

Commercial Broker

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RE/MAX COMMERCIAL PROPERTIES

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PROPERTY SUMMARY

INVESTMENT PROPERTY FOR SALE
1445 North Union Boulevard
Colorado Springs, CO 80909



DETAILS

Price: \$1,240,000.00 (Cap Rate 8.2 %)
Two-Story Professional Office 7,113 SF
Lot Size: .47 Acres
Parking: 3.9 Spaces per 1,000 SF

Year Built: 1985
Zoning: OR (Office / Residential)
APN: 6409208052
Traffic Count: 31,725 (2025)

PROPERTY OVERVIEW

The Brooks Building presents a rare opportunity to acquire a stabilized, income-producing office asset in one of Colorado Springs' most central and established corridors.

This two-story, 7,113 square foot professional office building is fully leased to two quality tenants under NNN lease structures, providing investors with predictable income and limited landlord responsibilities.

Designed with functionality and natural light in mind, the property features expansive floor-to-ceiling windows on both levels, well-appointed reception areas, conference rooms, private offices, and spacious break areas. The layout supports long-term tenancy and continued market relevance.

The property has been well maintained and offers strong curb appeal with mature landscaping and generous on-site parking. This offering provides investors the opportunity to secure stable cash flow in a highly visible, centrally located trade area with long-term demand fundamentals.

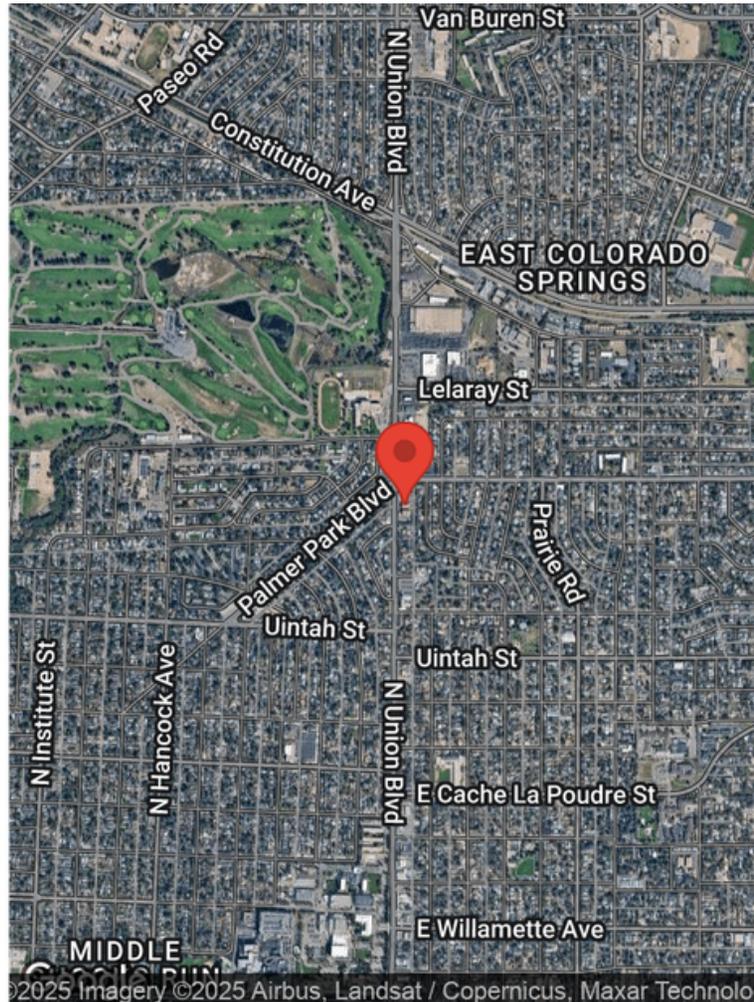
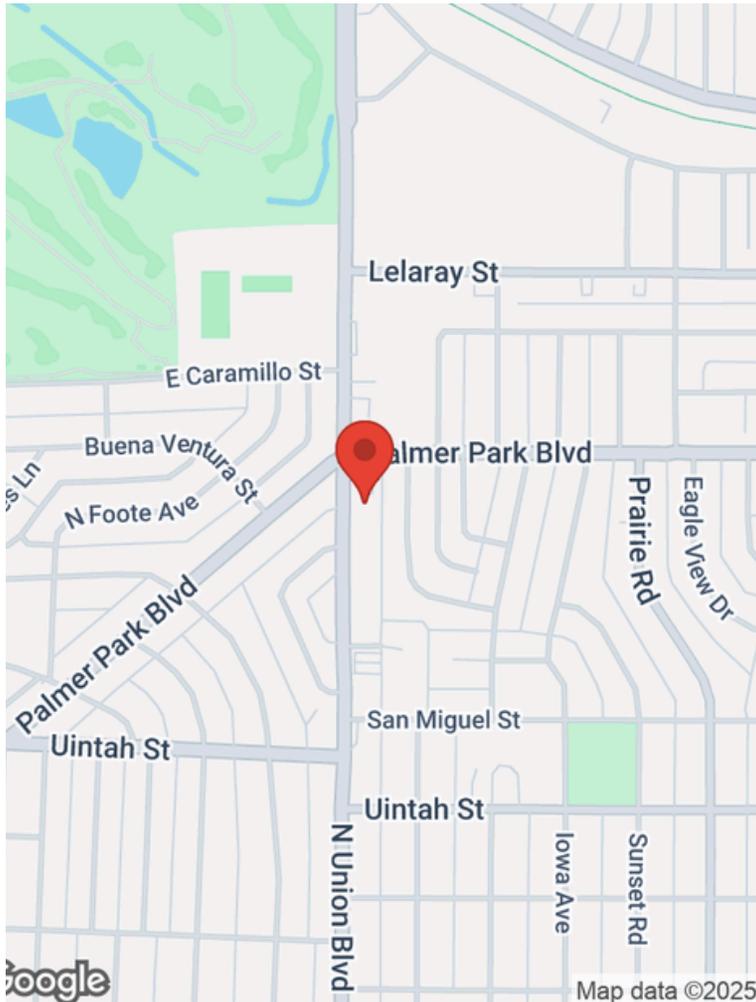


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LOCATION OVERVIEW

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LOCATED ON N UNION AND PALMER PARK IN THE CENTER OF COLORADO SPRINGS.



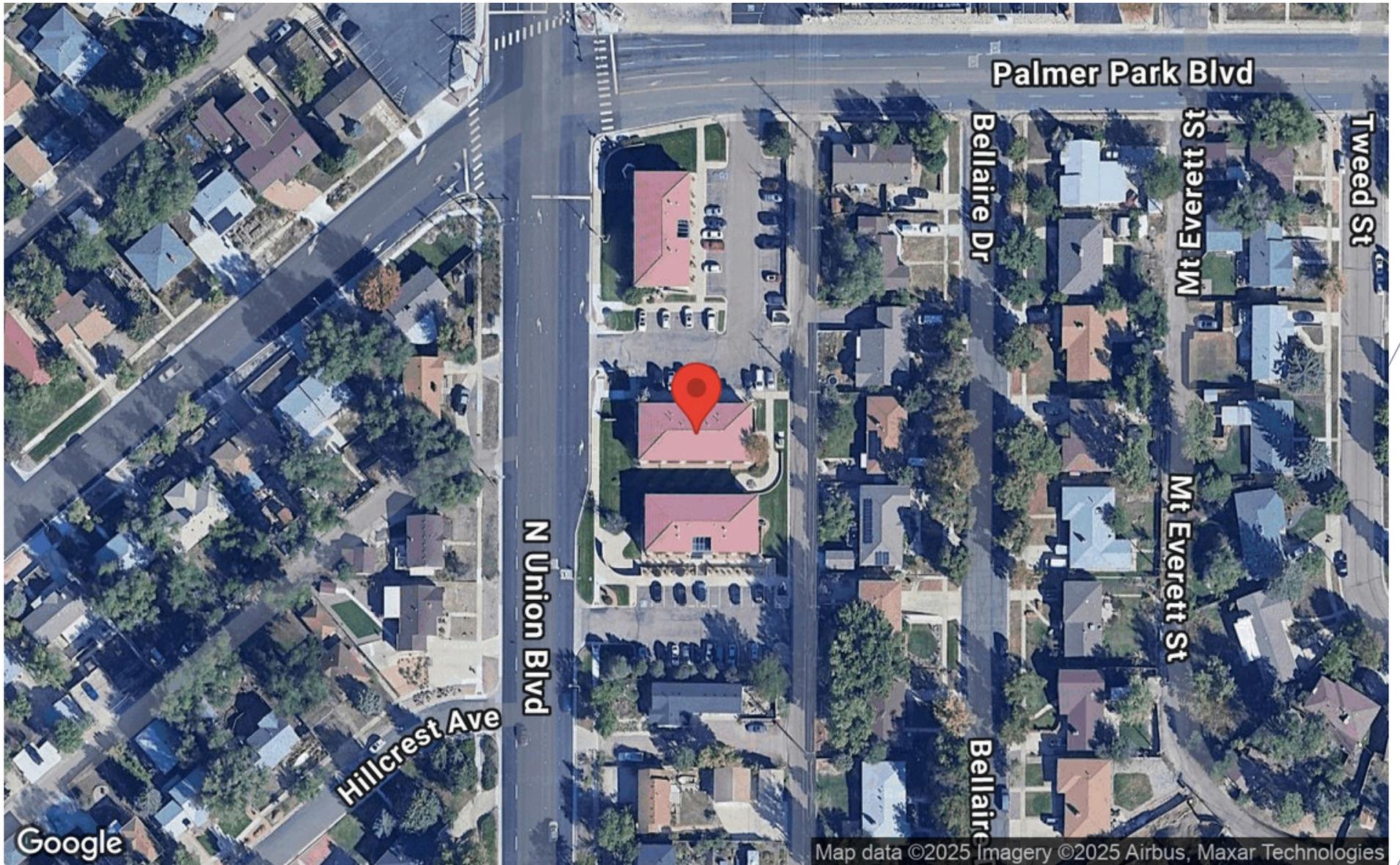
Strategically positioned at the intersection of Union Boulevard and Palmer Park Boulevard, the property benefits from exceptional visibility and accessibility within Colorado Springs' central core.

- Direct access to major thoroughfares
- 6 minutes to Interstate 25
- 7 minutes to Downtown Colorado Springs
- 65 miles to Denver
- Surrounded by dense residential neighborhoods, medical offices, and established retail

With over 31,000 vehicles passing daily, this location offers both convenience and long-term viability for professional office users.

AERIAL MAP

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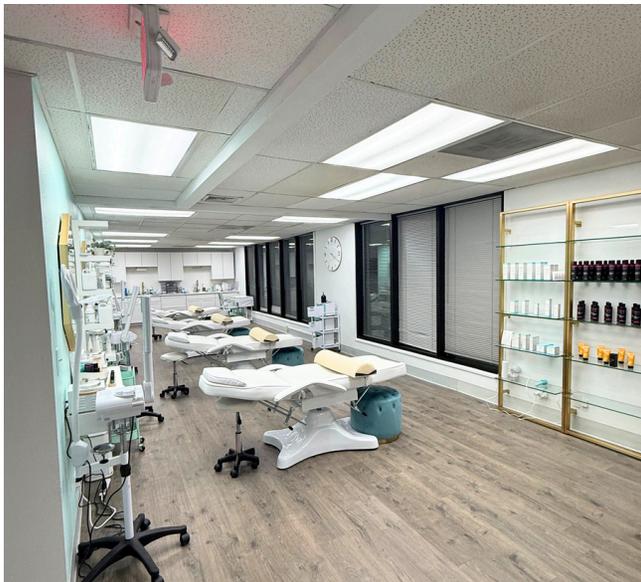


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PROPERTY PHOTOS

1st FLOOR

INVESTMENT PROPERTY FOR SALE
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PROPERTY PHOTOS

2nd FLOOR

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