



OFFICE BUILDING FOR SALE

2960 NORTH ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80917



+/- 3,500 SF Lower-level
Immediately Available for
Owner-User



TIM AGEE
719.200.2735
Tim@MiramontCRE.com



SUITE 101 AVAILABLE FOR OWNER-USER

2960 NORTH ACADEMY BOULEVARD COLORADO SPRINGS, CO 80917



AVAILABLE SPACE FOR OWNER-OCCUPANT:

- Full kitchen and break room
- Large open common space
- 7 private, closed-door offices
- Spacious conference room
- Ideal configuration for legal, accounting, insurance, financial services, medical office, or professional use



SBA ELIGIBLE FINANCING:

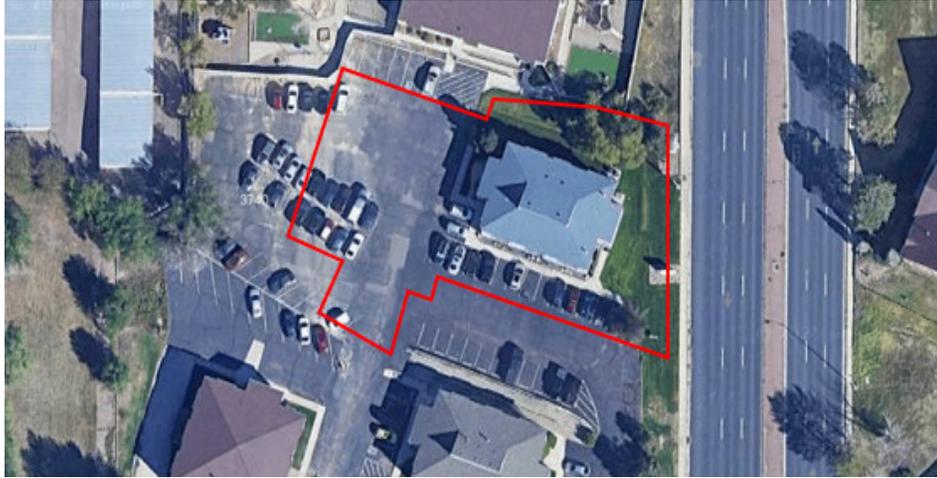
This building qualifies for SBA financing for an owner-user occupying 51% or more of the property, allowing eligible buyers to acquire the building with as little as 10% down under SBA 504 or 7(a) programs. Currently, approximately 49% of the building is leased, providing stable monthly cash flow to help offset ownership costs.

Contact Broker for more details!



OFFICE BUILDING FOR SALE

2960 NORTH ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80917



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	7,356 SF
Stories:	2
Lot Size:	24,484 SF
Year Built / Renovated	1978 / 2017
Parcel ID:	6334401013
Zoning:	MX-N
Owner's Association:	Yes
Rent Roll & Building Financials	Contact Broker

PROPERTY HIGHLIGHTS

- First floor suite and majority of second floor renovated with spacious offices and large windows
- Lower-level furniture available to buyer
- Second floor fully leased and generating stable rental income
- All HVAC units replaced in 2024
- Parking lot improvements completed in 2025
- Renovated restrooms (4) throughout building
- Prime building visibility and convenient access off major thoroughfare
- Monument signage available along North Academy



TIM AGEE
719.200.2735
Tim@MiramontCRE.com

INTERIOR PHOTOS

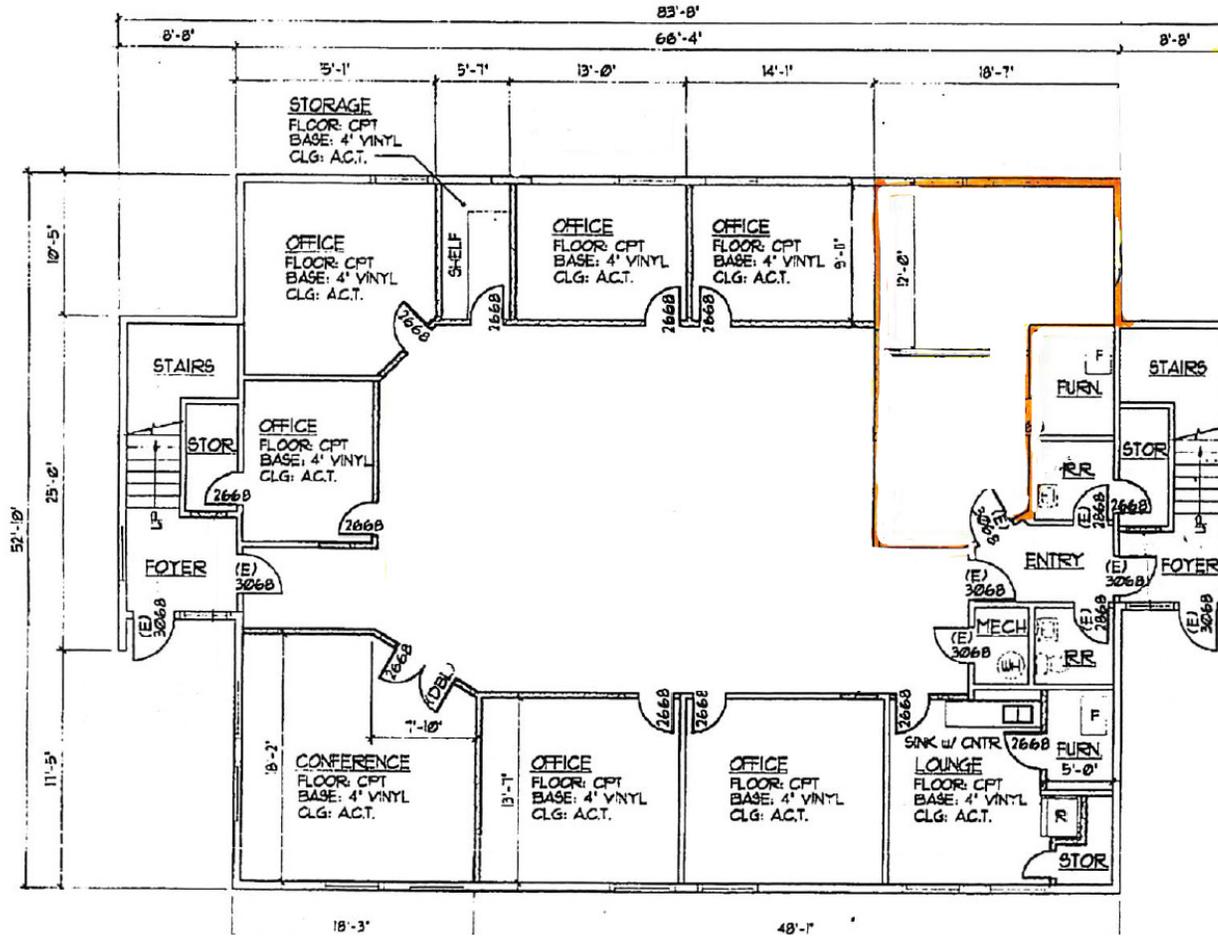
2960 NORTH ACADEMY BOULEVARD COLORADO SPRINGS, CO 80917



TIM AGEE
719.200.2735
Tim@MiramontCRE.com

1ST LEVEL FLOORPLAN

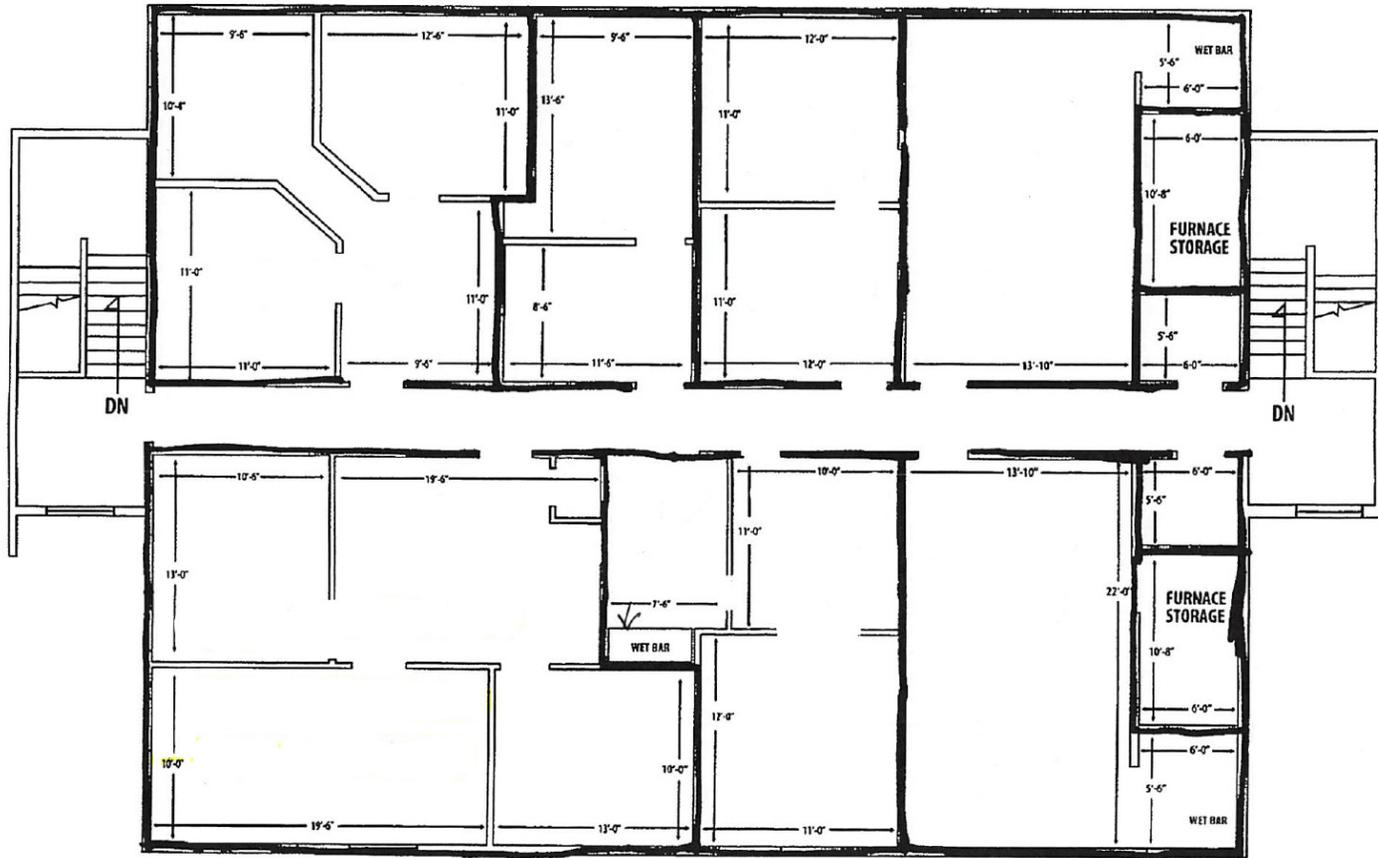
2960 NORTH ACADEMY BOULEVARD COLORADO SPRINGS, CO 80917



TIM AGEE
719.200.2735
Tim@MiramontCRE.com

2ND LEVEL FLOORPLAN

2960 NORTH ACADEMY BOULEVARD COLORADO SPRINGS, CO 80917



TIM AGEE
719.200.2735
Tim@MiramontCRE.com