

# Owner/User Opportunity **OFFICE BUILDING FOR SALE**



1287 Lake Plaza Drive, Colorado Springs, CO 80906



**RUSSELL STROUD, CCIM | 719.238.8695**  
Principal | [rstroud@sococre.com](mailto:rstroud@sococre.com)

**MARY FRANCES COWAN, CCIM | 719.337.1500**  
Principal | [mcowan@sococre.com](mailto:mcowan@sococre.com)

**View the  
Property  
Website**





# OFFICE BUILDING **FOR SALE**

## Owner/User Opportunity



- Three-story multi-tenant office building
- Garden level and first floor leased to tenants
- Top floor available for owner/occupant
- An owner may occupy a portion of the building and collect rental income on the balance of the space



- Easy access to I-25
- High visibility location along Lake Avenue
- Strategically located in the thriving Cheyenne Hills area
- Walking distance to retail and restaurants
- Quick access to Broadmoor and downtown



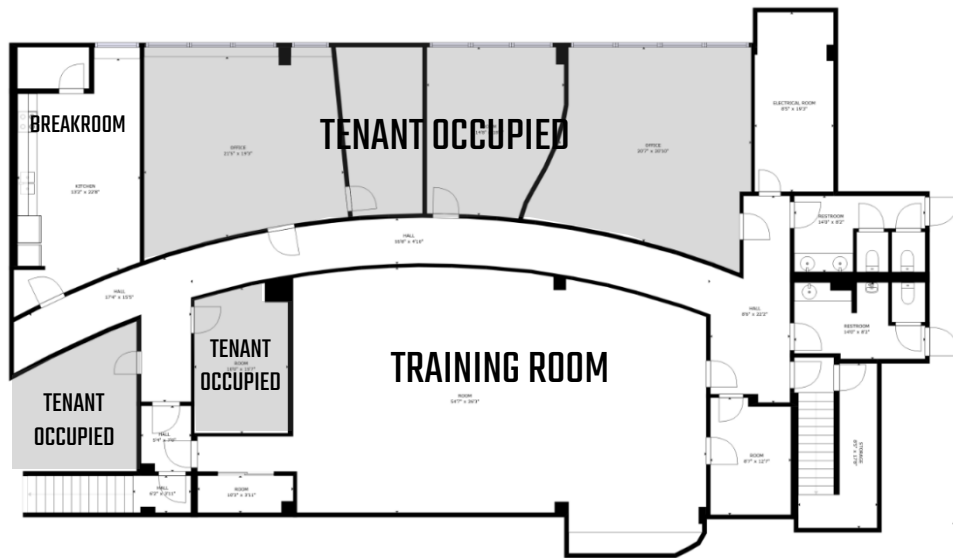
- Owner's suite completely remodeled
- High quality tenant finish
- Abundant natural light
- Building features multiple break areas and a large training room



<b>TOTAL GLA:</b>	± 16,170 SF
<b>YEAR BUILT</b>	1981
<b>LAND AREA</b>	±0.57 ACRES
<b>ZONING</b>	MX-M
<b>PARKING</b>	37 surface spaces on-site
<b>SALE PRICE</b>	\$2,750,000

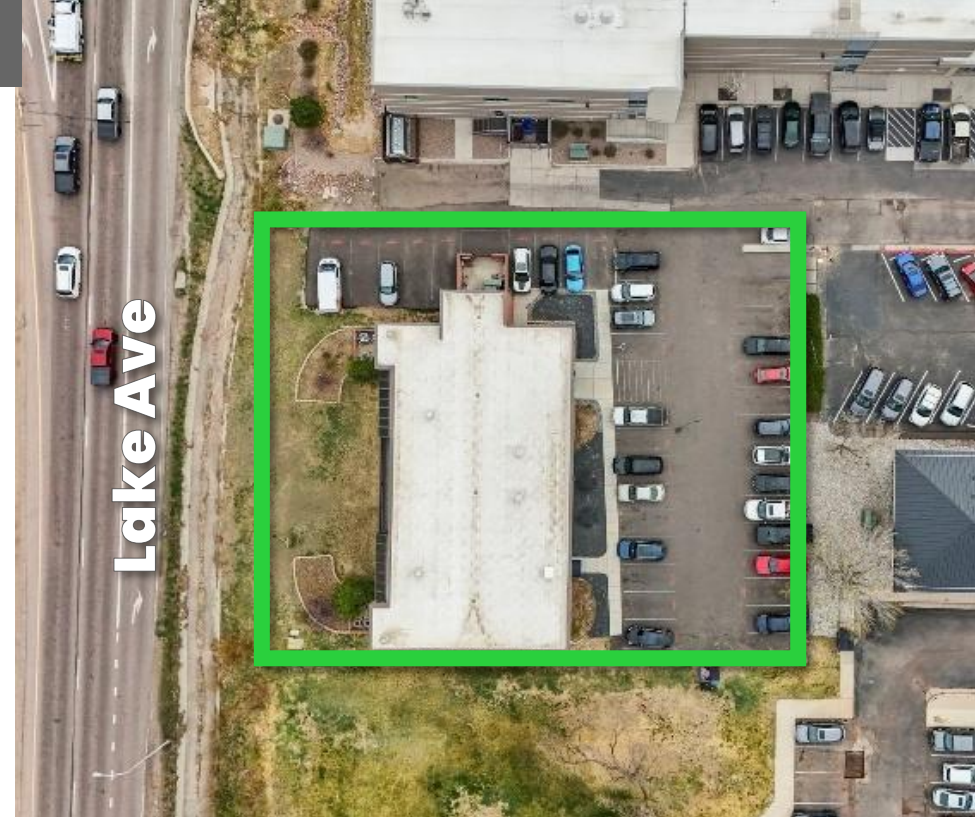


## Garden Level

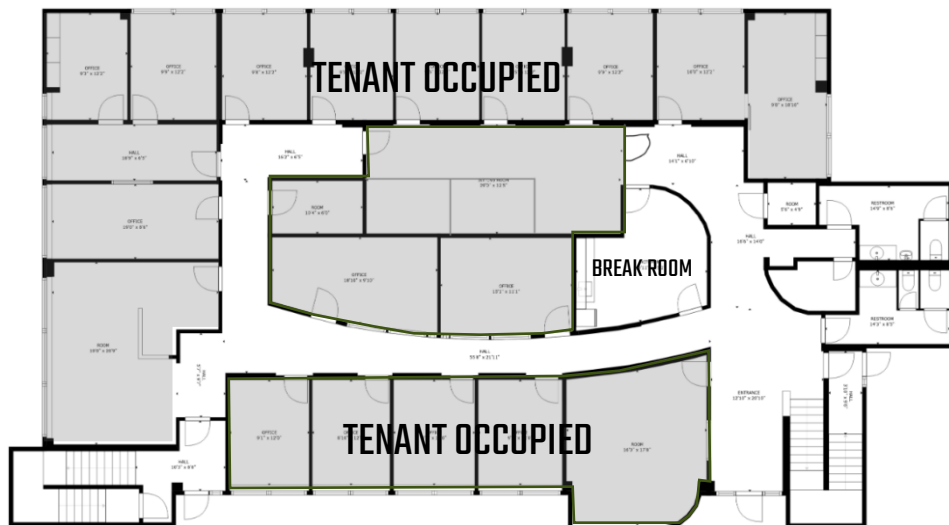


The garden level is occupied by tenants.

**\*DO NOT  
DISTURB  
TENANTS\***

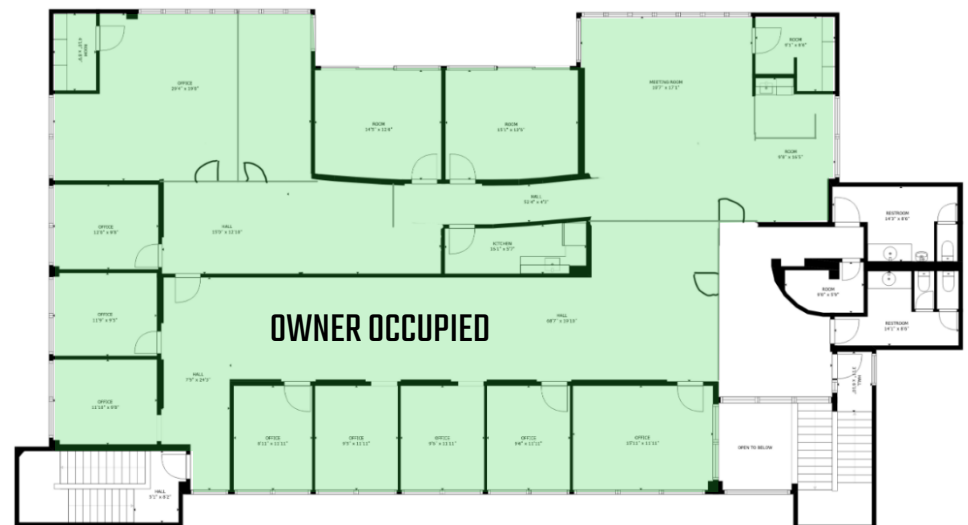


## First Floor



The first floor is occupied by tenants.

## Second Floor

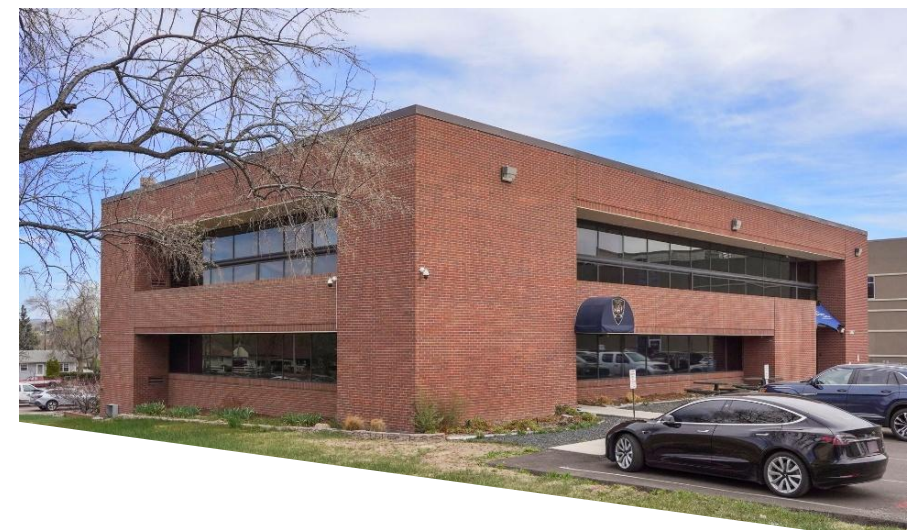


The second floor includes an outdoor patio area. It is occupied by the seller and can be vacated upon sale.



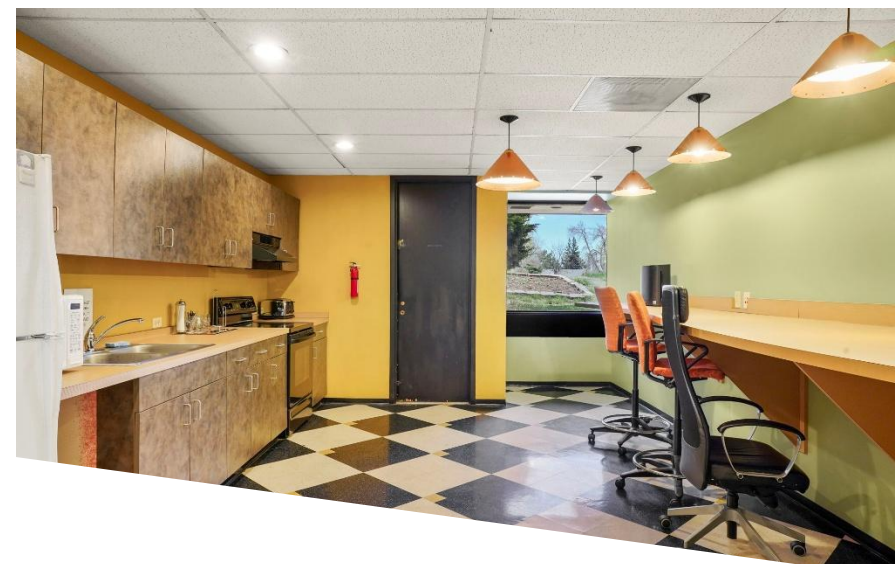
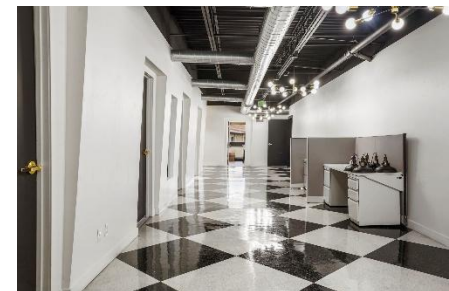


**Top Floor  
Available for  
Owner/Occupant**



SOCO Commercial Real Estate, LLC  
17 South Wahsatch Avenue  
Colorado Springs, CO 80903  
[www.sococre.com](http://www.sococre.com)





SOCO Commercial Real Estate, LLC  
17 South Wahsatch Avenue  
Colorado Springs, CO 80903  
[www.sococre.com](http://www.sococre.com)



Visit Our **Property Website**

[soco.aryeo.com/sites/1287-lake-plaza-dr-colorado-springs-co-80906-15365203/branded](https://soco.aryeo.com/sites/1287-lake-plaza-dr-colorado-springs-co-80906-15365203/branded)



SOCO Commercial Real Estate, LLC  
17 South Wahsatch Avenue  
Colorado Springs, CO 80903  
[www.sococre.com](http://www.sococre.com)



# Amenities Map

