

Office Building For Sale or Lease

1879 AUSTIN BLUFFS PKWY • COLORADO SPRINGS, CO 80907

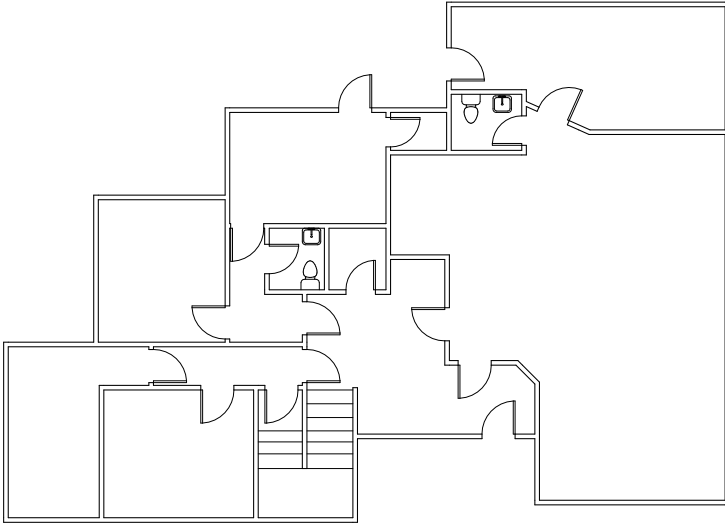


1879 AUSTIN BLUFFS PARKWAY is a well-located, two-story 3,548 SF office building available for sale or lease in the heart of Colorado Springs. Positioned directly along Austin Bluffs Pkwy near Union Blvd, the property offers excellent visibility and convenient access to I-25, Garden of the Gods Rd, and Union Blvd. The building features a flexible office layout with private offices, open work areas, restrooms on each level, and surface parking, making it ideal for owner-users or investors seeking a centrally located office asset.

- Easy access to I-25 via Austin Bluffs Pkwy/Garden of the Gods Rd
- Prominent Austin Bluffs Pkwy location with strong visibility
- Directly across from the UCCS campus
- Flexible floor plan suitable for a variety of office users
- Available For Sale or Lease

SALE PRICE:	\$575,000.00 (\$162 / SF)
LEASE RATE:	\$12.00 / SF + NNN
BUILDING SIZE:	3,548 SF
ZONING:	OR
YEAR BUILT:	1983
PARKING:	Ample Parking; Cross Accessed
PARCEL NUMBER:	6328304119
HOA DUES:	\$619.48 / mo
PROPERTY TAXES (2025):	\$11,192.63

1ST FLOOR



2ND FLOOR

