

INVESTMENT MEDICAL OFFICE BUILDING FOR SALE

THE CUBE

1115 ELKTON DRIVE, COLORADO SPRINGS, CO 80907



THE CUBE is a four-story medical office building situated on 3.55 acres in the northwest submarket of Colorado Springs. Ideally positioned just off of Garden of the Gods Road - a major arterial street known for its vibrant mix of retail, industrial, and office activity - the property offers excellent connectivity, including convenient access to I-25.

This is a 93% leased asset with an in-place NOI of \$515K for 2025 with a diverse tenant mix of healthcare providers and professional office users, ensuring income stability and making this a premier investment opportunity with market upside.

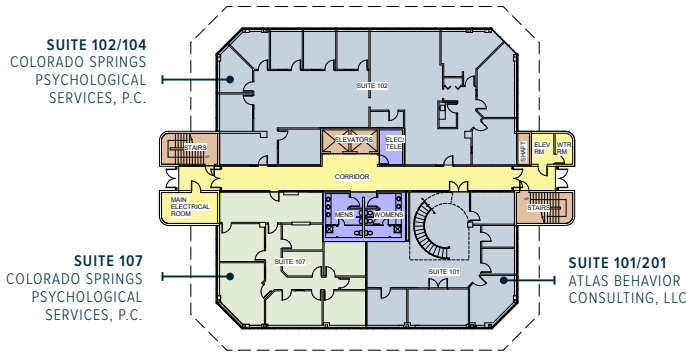
- Well maintained property with on-site property management
- Stable long-term tenant base
- Situated in a business park zone with a strong history of tenant retention and demand
- Located on the highly sought after business corridor, Garden of the Gods Rd.
- **Confidential Offering Memorandum available upon execution of Confidentiality Agreement.**
- [Click on link to download the Agreement or contact broker.](#)

BUILDING SIZE:	45,335 SF
SITE SIZE:	3.55 Acres
SALE PRICE:	\$6,950,000.00
SALE PRICE PSF:	\$153 PSF
CAP RATE:	In-Place: 7.42% Fully Leased: 8.38%
YEAR BUILT:	1981
ZONING:	PIP2 / BP: Business Park
TAX SCHEDULE NUMBER:	7324301009
PARKING:	216 Surface Spaces (4.0/1,000)
NUMBER OF TENANTS:	11

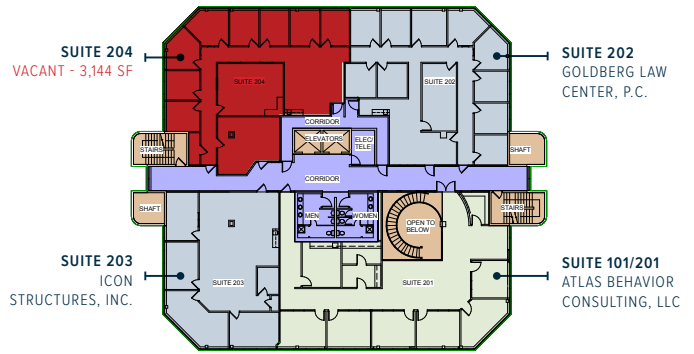


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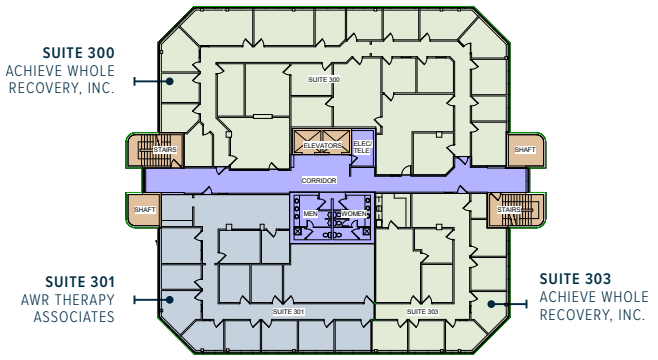
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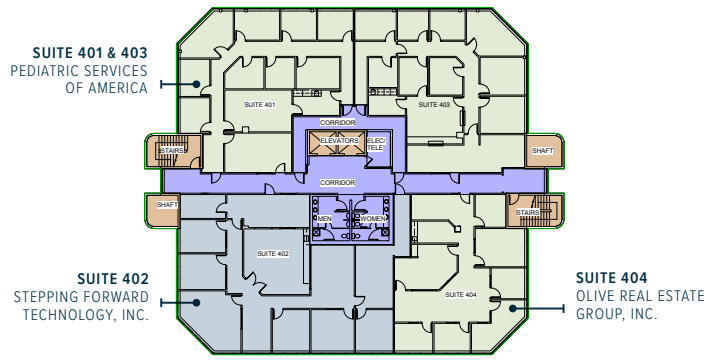
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

