

OFFICE SPACE



FOR LEASE

2140 GARDEN OF THE GODS ROAD  
Colorado Springs, CO 80919



**COLE UNDERWOOD**

Broker Associate

Direct: (719) 200-4610

[cole@coleunderwood.com](mailto:cole@coleunderwood.com)

 **REMAX<sup>®</sup>**  
**PROPERTIES**

4272 Promenade Drive Suite 100

Colorado Springs, CO 80920

[www.coleunderwood.com](http://www.coleunderwood.com)

# PROPERTY HIGHLIGHTS

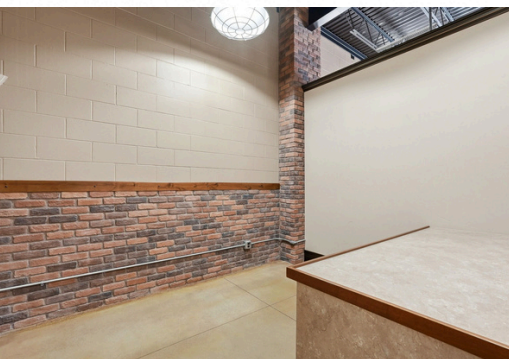
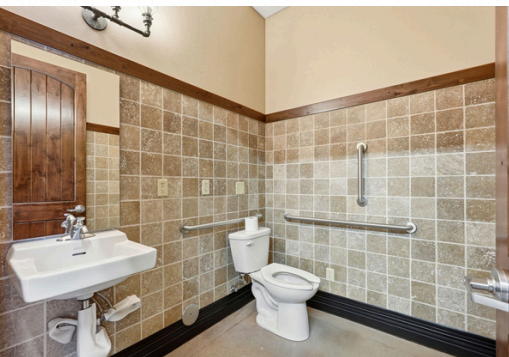
SALE PRICE: \$7,500,000.00  
CAP RATE: 6.03%  
SELF STORAGE: 44,320 SF  
OFFICE SPACE SIZE: 6,000 SF  
ZONING: PIP1 COLORADO SPRINGS  
YEAR BUILT: 2014

# PROPERTY DESCRIPTION

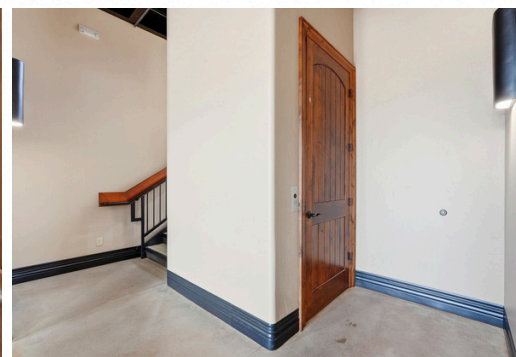
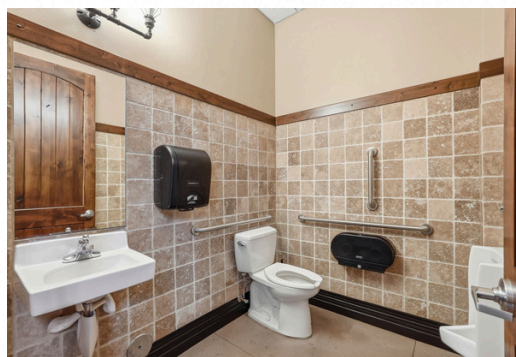
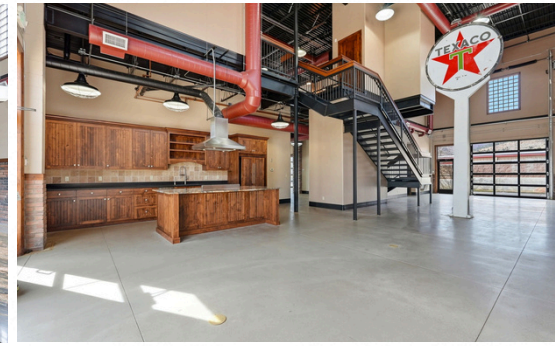
STORAGE UNIT PROPERTY IN GREAT CONDITION. PROPERTY CONSISTS OF 44,320 SQUARE FEET OF SELF STORAGE, 4,640 SQUARE FEET OF CONTAINER STORAGE, AND A FULLY LEASED 6,000 SQUARE FOOT OFFICE BUILDING ALL SITTING ON 4.05 ACRES +/- . PROPERTY SITS ALONG GARDEN OF THE GODS CORRIDOR NEXT TO MANY RESIDENTIAL NEIGHBORHOODS AND EASY ACCESS TO I-25. CURRENT NET INCOME MAKES THIS PROPERTY A 6% CAP RATE. SELLER IS IN THE PROCESS OF SUBDIVIDING THIS PROPERTY SO WILL NEED SOME TIME FOR THIS TO HAPPEN. CALL LISTING AGENT FOR MORE DETAILS.



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY MAP



# PROPERTY MAP

