



5030 BOARDWALK DRIVE

FULLY LEASED OFFICE BUILDING INVESTMENT!

**Hoff &
Leigh**



5030 BOARDWALK DRIVE

COLORADO SPRINGS, CO 80907



Tim Leigh
O: 719.630.2277
C: 719.337.9551
tim@hoffleigh.com



Holly Trinidad
O: 719.630.2277
C: 719.337.0999
holly@hoffleigh.com



Sale Price:
\$1,395,000



Building Size:
6,400 RSF



NOI:
\$90,710
(Based on 2024)



Cap Rate:
6.5%



Zoning:
PBC CU

EXCLUSIVELY LISTED BY

**Hoff &
Leigh**TM

VIEW OUR OTHER LISTINGS AT
WWW.HOFFLEIGH.COM

OVERVIEW: PRIME INVESTMENT OPPORTUNITY!

5030 BOARDWALK DRIVE

COLORADO SPRINGS, CO 80907

5030 Boardwalk: The Perfect Coupon Clipper!

5030 Boardwalk, a fully leased office building, generates an annual income of approximately \$90,710 (based on 2024 rental income). This meticulously maintained property boasts four well-appointed suites that have consistently remained leased, even during the challenges of the COVID era.

Exceptional Renovation & Care:

During 2017-2018, the building underwent a comprehensive renovation, resulting in a modern and functional interior layouts, perfectly suited for a diverse range of office users. The property remodel included a new roof, new HVAC, all new interior finishes, new landscaping, and new electrical. It's practically a new building!

Premier Location: Northwest Corridor:

Nestled in one of Colorado Springs' most coveted areas, the Northwest Corridor, this asset enjoys proximity to affluent neighborhoods and the scenic Garden of the Gods just a minute's drive away. Conveniently located with easy access to I-25, it presents an ideal location for businesses and tenants alike. The building is minutes from shops, restaurants, breweries and more!

Stable Tenant Mix & Lease Terms:

This property boasts a stable tenant mix, consisting of quiet and professional office users. With consistent rental income, this investment offers both security and potential for further growth.

HIGHLIGHTS:

- | | | |
|----------------------|---------------------------------|-----------------------|
| ✓ Price: \$1,395,000 | ✓ NOI: \$90,710 (based on 2024) | ✓ Cap Rate: 6.5% |
| ✓ Zoning: PBC CU | ✓ Size: 6,400 RSF | ✓ Price Per SF: \$214 |

For a private showing and all the confidential financial details,
Call Tim Leigh 719-337-9551 or Holly Trinidad 719-337-0999.





