

OFFICE FOR SALE OR LEASE

# 101 SUNDIAL DRIVE, UNIT A

WOODLAND PARK, CO 80863



FOR SALE OR LEASE

5261 S Quebec St, Suite 250  
Greenwood Village, CO 80111



**PRESENTED BY:**

**PHIL KUBAT**  
Principal & Managing Broker  
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CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# PROPERTY SUMMARY

Medical Office Condo For Sale or Lease  
101 Sundial Drive Unit A | Woodland Park, CO 80863



## Property Summary

Sales Price:	\$515,000
Lease Rate:	\$20.00 PSF NNN
Seller Carry:	Negotiable
Property Type:	Office or Medical Condo
Subtype:	Dental
Building SF:	1,810 SF
Year Built:	2004
Parking:	1.43/1,000
HOA/COA:	Approx. \$150/month
Zoning:	NC, Woodland Park
County:	Teller
Land Area:	0.01

## Property Overview

Excellent opportunity to own a condo in beautiful Woodland Park, Colorado! The zoning and use can accommodate most office uses and the current build out is turnkey for a dental practice. Very accessible unit right off Highway 24 and visibility make it a great destination. Ample parking and great finishes make this a great setting for professional office users and medical users. End cap unit adds extra natural light on three sides. Neighboring tenants include an optometrist and insurance company. Plenty of amenities in the area including, lodging, Walmart and other convenience uses. Please contact broker for more details including HOA

## Location Overview

Woodland Park is a home rule municipality in Teller County, Colorado, United States. Woodland Park is part of the Colorado Springs, CO Metropolitan Statistical Area. Many residents in this bedroom community commute to Colorado Springs. Woodland Park is surrounded by the 1,000,000-acre Pike National Forest.



# PROPERTY PHOTOS

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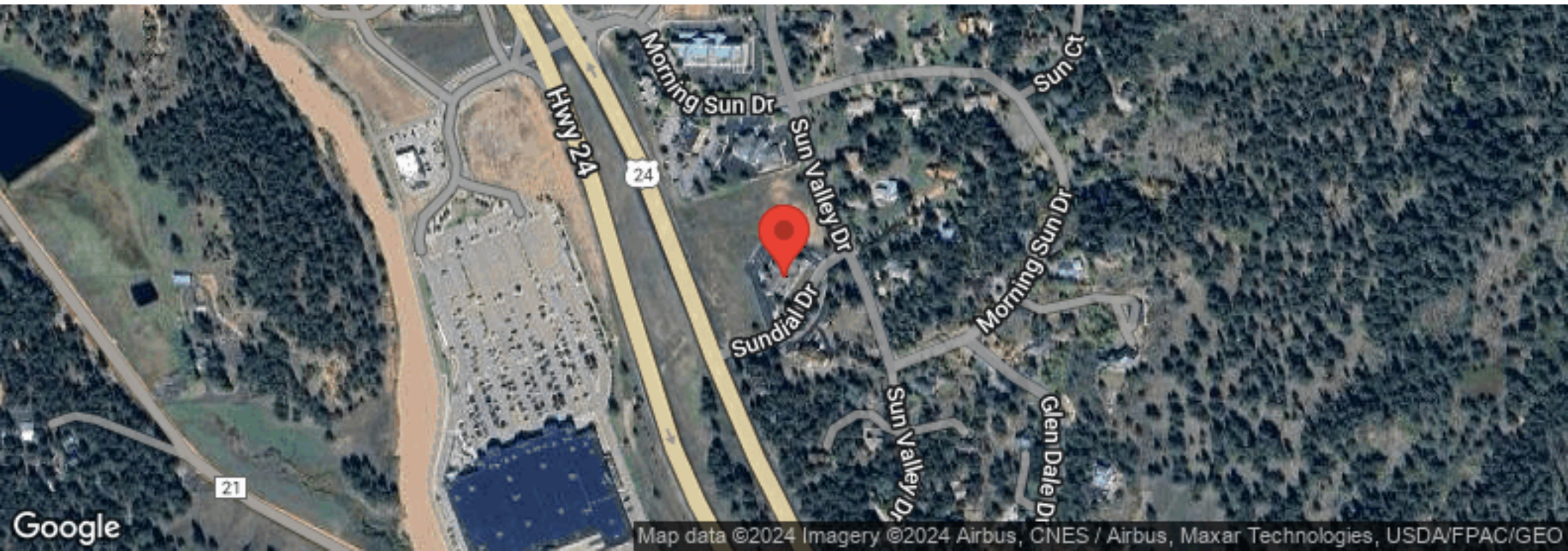
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# LOCATION MAPS

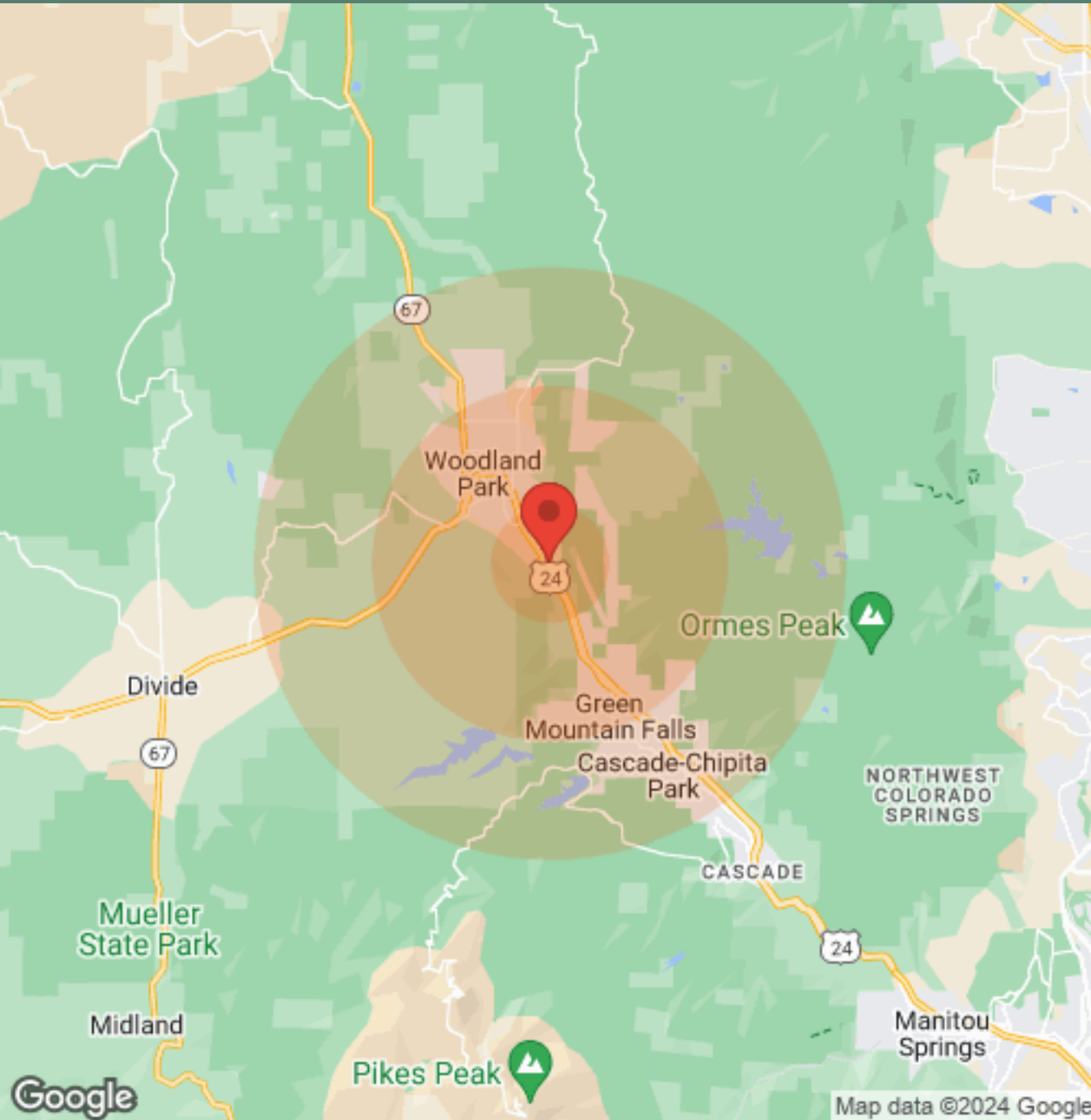
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,494	5,774
Female	N/A	2,502	5,761
Total Population	N/A	4,996	11,535

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	750	1,822
Ages 15-24	N/A	659	1,552
Ages 25-54	N/A	1,935	4,122
Ages 55-64	N/A	848	1,991
Ages 65+	N/A	804	2,048

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,855	11,270
Black	N/A	1	1
Am In/AK Nat	N/A	4	14
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	117	276
Multi-Racial	N/A	266	478

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$54,816	\$58,878
< \$15,000	N/A	169	388
\$15,000-\$24,999	N/A	185	391
\$25,000-\$34,999	N/A	230	412
\$35,000-\$49,999	N/A	310	691
\$50,000-\$74,999	N/A	426	779
\$75,000-\$99,999	N/A	250	648
\$100,000-\$149,999	N/A	321	1,021
\$150,000-\$199,999	N/A	148	277
> \$200,000	N/A	74	108

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,355	5,437
Occupied	N/A	2,082	4,573
Owner Occupied	N/A	1,514	3,578
Renter Occupied	N/A	568	995
Vacant	N/A	273	864



# TENANT/BUYER DISCLOSURE

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

## DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

### BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

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For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

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**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.



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**CHECK ONE BOX ONLY:**

Customer. Broker is the  seller's agent  seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

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**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document.

\_\_\_\_\_  
Buyer/Tenant

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Buyer/Tenant

**BROKER ACKNOWLEDGMENT:**

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

  
\_\_\_\_\_  
Broker