

FOR SALE
VALUE-ADD OFFICE

TOWER

2864



2864 SOUTH CIRCLE DRIVE
COLORADO SPRINGS

MILLENNIUM
COMMERCIAL REAL ESTATE

Tower 2864 is a 12-story Class-B office building in the south submarket (4.8% vacancy) of Colorado Springs. With unparalleled visibility, interstate access, building signage, and breathtaking views, the Building presents one of the most remarkable value-add opportunities in the market. The floor plates provide flexible suite options ready for spec suite finishes as well as full-floor plates ready for final demising and tenant finishes. With a pool, fitness center, and recently updated lockers and showers, Tower 2864 is poised to provide submarket-leading amenities and competitive lease rates in an extremely tight office market. With prime retail amenities nearby and redevelopment occurring all around the property, this asset will provide a value-add investor with a low-cost option in a strong market with a great potential upside.





BUILDING INFORMATION

BUILDING SF	155,000 SF
VACANT SF	120,630 SF (77%)
LEASED SF	23,986 SF (15%)
BUILDING SERVICES	10,384 SF (7%)
YEAR BUILT/UPDATED	1979/2019-2022
FLOORS	12
PARKING	3.6/1,000 (CAN BE 4/1,000)

STABILIZED NOI: \$1,580,000.00



PLEASE CONTACT THE LEASING TEAM FOR INFORMATION:

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