

Office / Flex Building For Sale

1555 QUAIL LAKE LOOP • COLORADO SPRINGS, CO 80906



1555 QUAIL LAKE LOOP offers an outstanding opportunity for an owner-user in the established Quail Lake Business Park. This well-maintained 12,699 SF office building consists of two separate condos but can easily function as a single-user facility. Originally built with a mix of office and warehouse space, the property is now 100% office, though its flexible design allows for reintroduction of warehouse capacity if desired. Potential uses include medical, professional office users, architectural or engineering firms, or office/warehouse.

- **Flexible Use** - Former office/warehouse configuration allows for re-installation of overhead doors and creation of 13'-14' clear warehouse space
- **Overhead Door Potential** - (2) roll-up doors in the back that have been walled-in but could be reinstalled
- **Convenient Location** - Situated in Quail Lake Business Park with quick access to South Academy, I-25, and the Broadmoor area
- **Enterprise Zone Advantage** - Located within an Enterprise Zone, offering potential tax incentives for qualifying businesses
- Flexible option to occupy one unit while leasing the other

SALE PRICE:	\$2,500,000 (\$196.87/SF)
BUILDING SIZE:	Total: 12,699 SF - Unit 1: 6,342 SF - Unit 2: 6,357 SF
LOT SIZE:	68,151 SF (1.56 acre)
ZONING:	BP
YEAR BUILT :	2006
PARKING:	56 Spaces
POWER:	950 Amps Total; including a 100 Amp house meter, 400 Amps to Unit 1, 450 Amps to Unit 2
TAX SCHEDULE NUMBERS:	6432406007 & 6432406008
2024 TAXES:	Total: \$34,229.69 - Unit 1: \$16,799.48 - Unit 2: \$17,430.21



CLICK / SCAN FOR
VIRTUAL TOUR



POTENTIAL WAREHOUSE
13' - 14' CLEAR

EXISTING FIREWALL

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Unit 1



Unit 1



Unit 1



Unit 2



Unit 2 - Potential Warehouse



Location of Former Overhead Doors

ALEX DUMAS
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