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 &

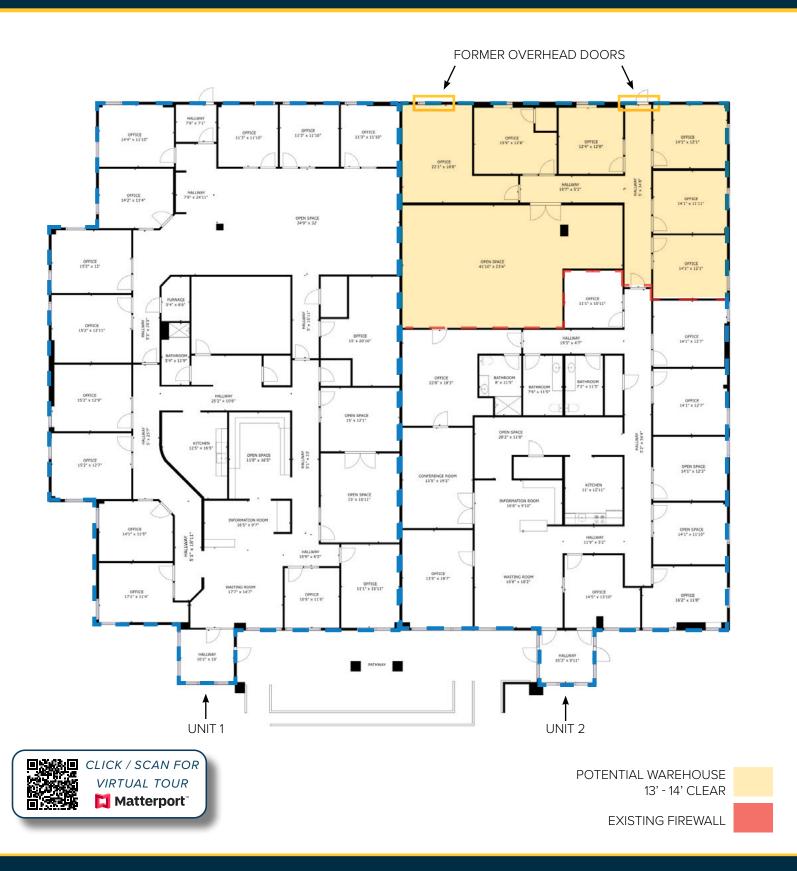
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2024 TAXES: Total: \$34,229.69

- Unit 1: \$16,799.48 - Unit 2: \$17,430.21







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