



Prime Downtown Office Investment Opportunity

10 Boulder Crescent Street, Colorado Springs, CO 80903



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PROPERTY WEBSITE**

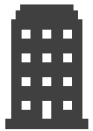


Prime Downtown Office Building For Sale

Investment Opportunity – 10 Boulder Crescent St, Colorado Springs, CO 80903



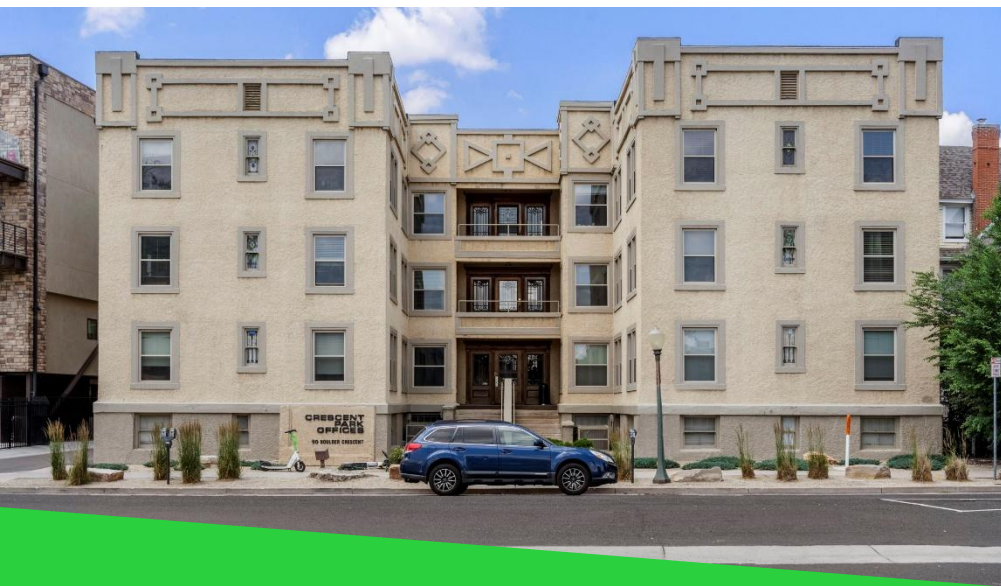
10 Boulder Crescent Street is a well-maintained, multi-tenant office building located in the heart of downtown Colorado Springs, offering a prime investment opportunity with strong occupancy and historical charm.



Nestled at the northwest corner of Platte and Cascade Avenue, this beautiful office building features original ornate woodwork throughout, reflecting its historical character and appeal. The property offers a professional environment in a highly desirable downtown location. The building is currently 95% occupied, providing immediate and stable cash flow for investors.



- Steps from major city amenities, including hotels, dining, and retail
- Close to public transportation and major roadways for easy access
- Surrounded by other professional offices and vibrant downtown activity
- This property combines historic elegance with modern functionality, making it an attractive choice for investors seeking stable income and future upside in the thriving Colorado Springs market.



PROPERTY SPECIFICATIONS

- **Asking Price:** \$2,650,000
- **Estimated Cap Rate:** 7.03%
- **Occupancy:** 95% leased to multiple tenants
- **Building Size:** ±22,777 SF
- **Site Size:** ±0.458 acres
- **Location:** Downtown Colorado Springs
- **Historic Appeal:** Built in 1909 with original ornate woodwork
- **Off-Street Tenant Parking:** Dedicated parking for tenants
- **Well-Maintained:** Recent upgrades and ongoing care ensure excellent condition
- **Flexible Suite Sizes:** Wide variety of suite sizes to accommodate different tenant needs
- **Value-Add Potential:** Opportunity for future rent growth or repositioning
- **Proximity to Amenities:** Walking distance to hotels, restaurants, public transit, and major city attractions
- **Strong Market Fundamentals:** Located in a growing downtown corridor with high demand for office space

2025 CAPITAL IMPROVEMENTS

- Asphalt Overlay
- New Windows
- New Heating Unit 202B
- New Carpet – Front Entry Steps





Historic Elegance • Modern Functionality





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West Bijou Street

Site

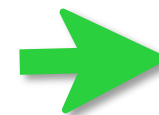
Easily Accessible to I-25



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