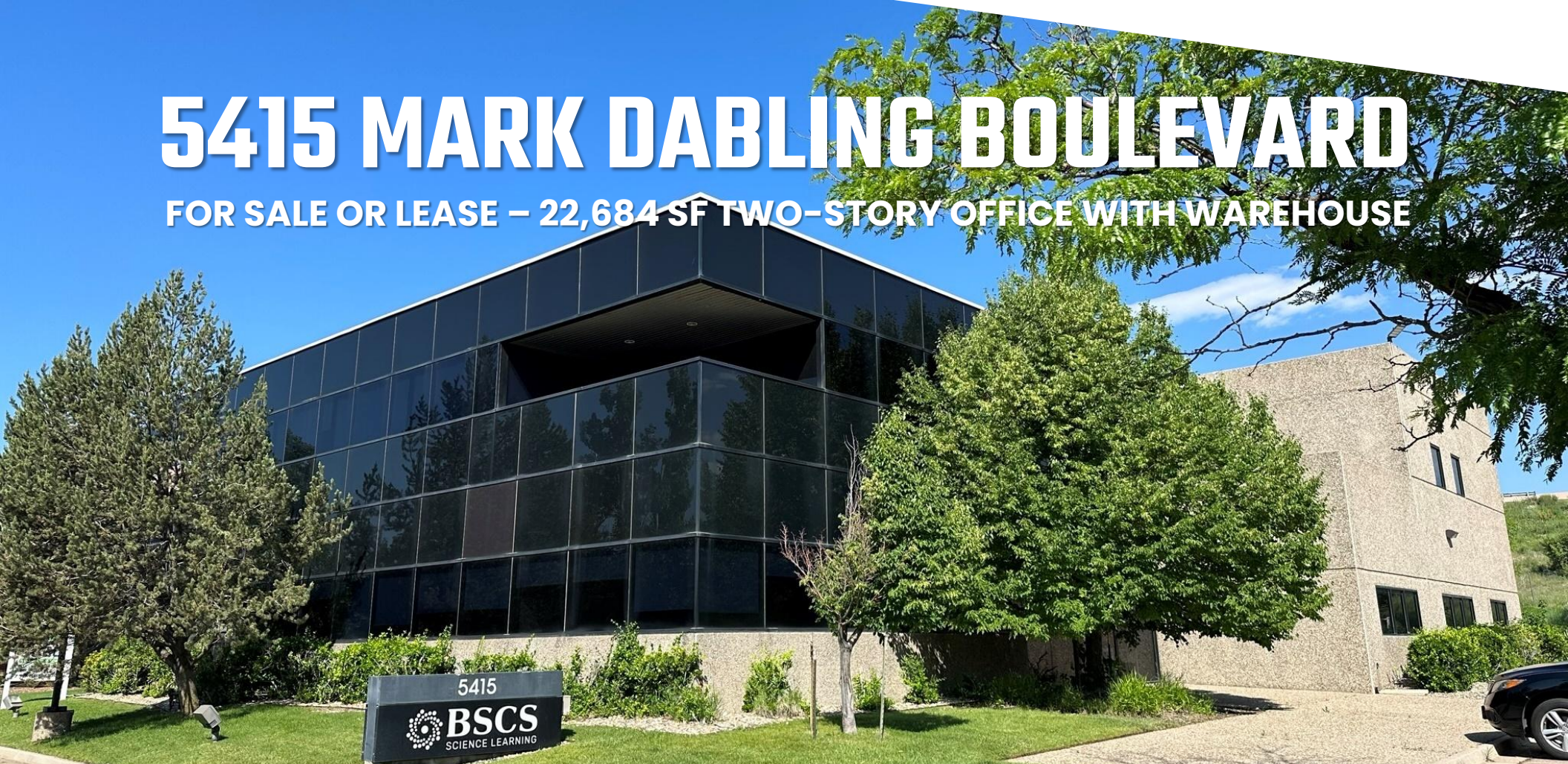


5415 MARK DABLING BOULEVARD

FOR SALE OR LEASE – 22,684 SF TWO-STORY OFFICE WITH WAREHOUSE



New Roof and Skylight Installation Underway

PRICE IMPROVEMENT | Sale Price \$3,299,000



RUSSELL STROUD, CCIM | 719.238.8695

Principal | rstroud@sococre.com

MARY FRANCES COWAN, CCIM | 719.337.1500

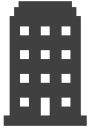
Principal | mcowan@sococre.com

**CLICK HERE TO VIEW
PROPERTY WEBSITE**



5415 MARK DABLING BLVD **FOR SALE OR LEASE**

Excellent owner/user opportunity consisting of a two-story office building with warehouse & lab.



- **New roof & skylight with transferrable warranty**
- 5,554 to 14,276 RSF for lease
- Large conference/meeting rooms
- Perimeter offices with windows & natural light



- Located in the heart of Pikes Peak Research Park with convenient access to walking/biking trails & retail
- Easily accessible from I-25 via Garden of the Gods Rd and Rockrimmon Blvd exits.

TOTAL GLA	22,684 SF	LAND AREA	1.19 AC
SALE PRICE	\$3,299,000	ZONING	BP
PRICE PSF	\$145.43	YEAR BUILT	1985
PARKING	±50 spaces	LEASE RATE	\$13.50 PSF, NNN
		EXPENSES	\$7.12 PSF (2025 est.)



- Flexible BP-zoning
- High level of interior finishes
- Kitchen/break areas on each level
- Lab space



- Seller can lease back or vacate as a part of sale





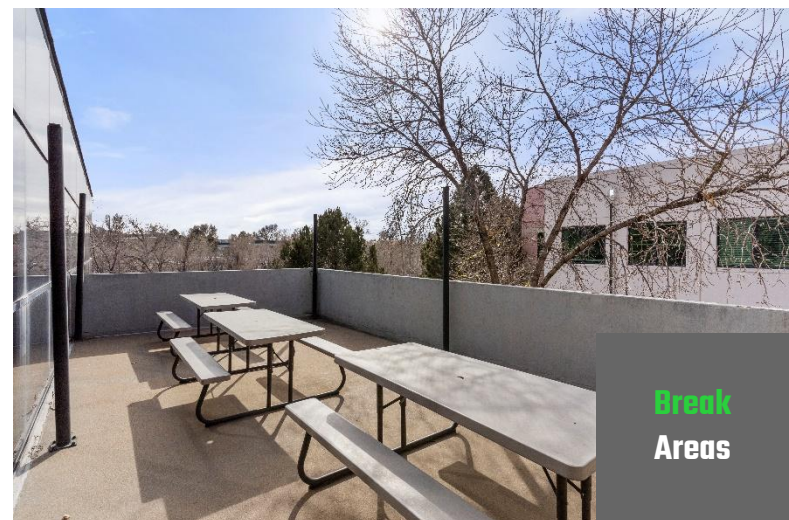
Warehouse
1 Dock
1 Drive-In



**Lots of
Natural
Light**



**Meeting
Areas**



**Break
Areas**



Kitchens

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AMENITIES AERIAL



NEVADA AVE

AUSTIN BLUFFS PKWY

GARDEN OF THE GODS RD

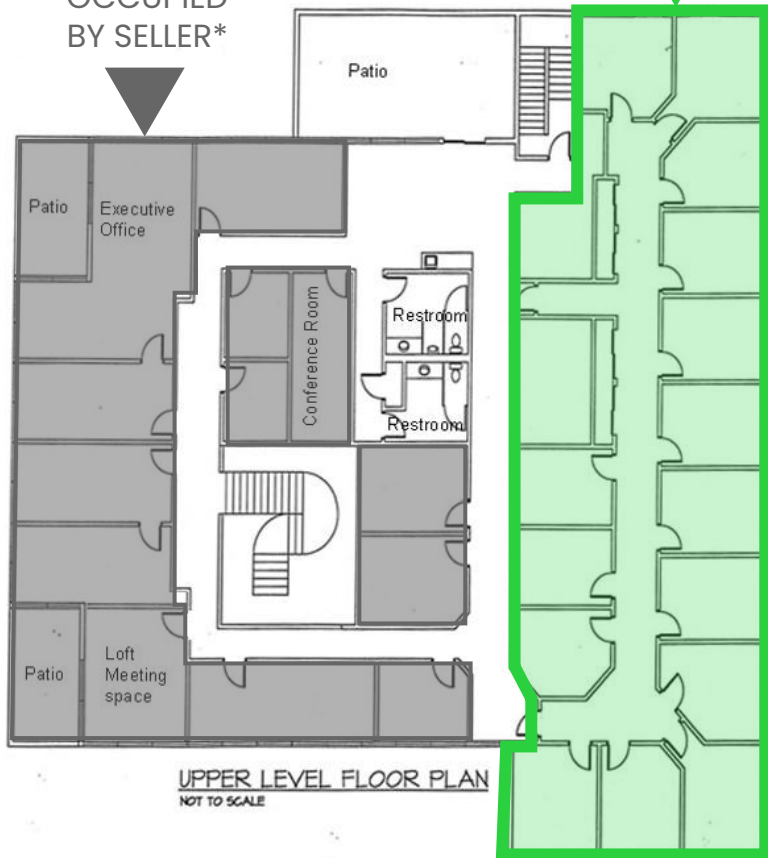
MARK DABLING BLVD



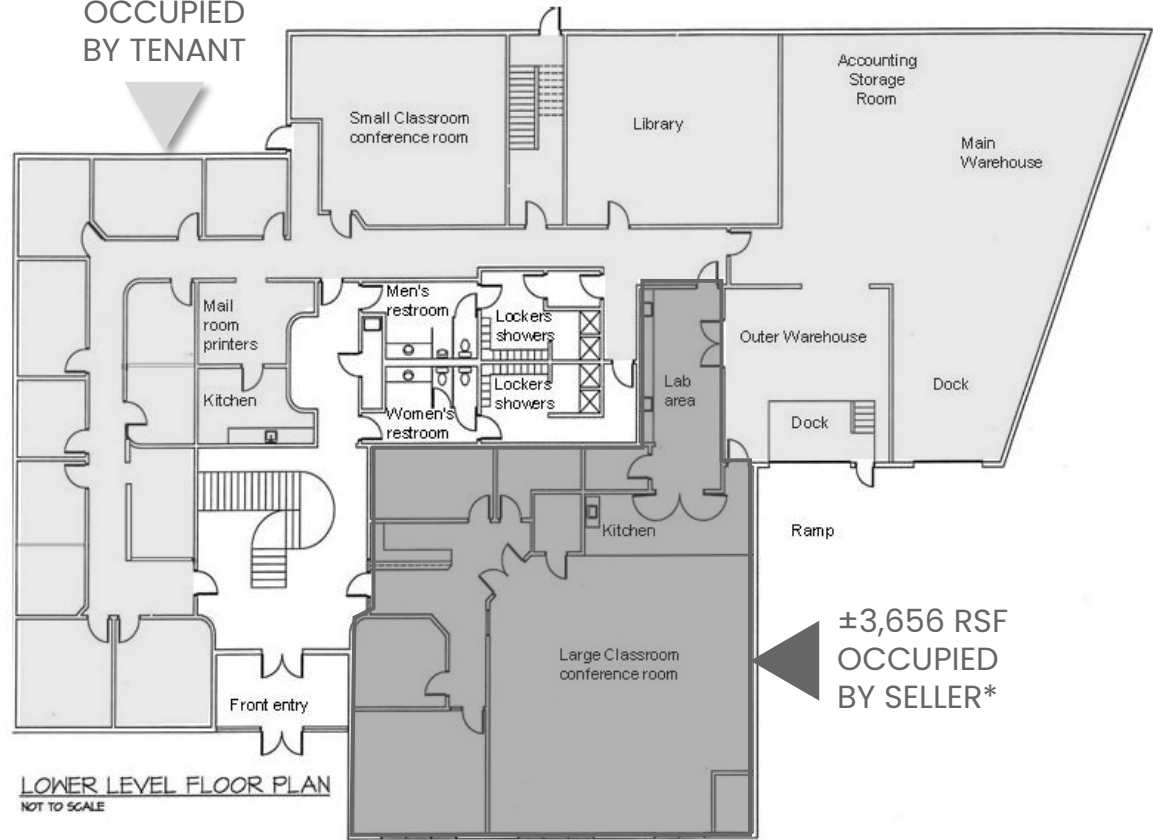
FLOOR PLANS

**±5,554 RSF
FOR LEASE**

±5,066 RSF
OCCUPIED
BY SELLER*



±8,408 RSF
OCCUPIED
BY TENANT



±3,656 RSF
OCCUPIED
BY SELLER*

*Seller is willing to leaseback or vacate the space.

