

NAI Highland

325 2nd Street, Monument, Colorado 80132

Office
For Sale

\$ 1,990,000



EXCLUSIVE LISTING AGENTS

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Overview

Take advantage of this unique opportunity at 325 Second Street, a 13,088 SF multi-tenant office building situated on nearly an acre of prime land in the heart of Monument, Colorado. This well-maintained property offers a strong location advantage for investors seeking a clean, versatile building with solid income potential.

Building Specifications

- Purchase price - \$1,990,000 (\$152 PSF)
- Building size: 13,088 SF
- Lot Size: 0.94 Acres
- Zoning: DB
- Year Built: 1994
- Taxes: \$27,074.94 (2025)
- NOI: \$119,552.14 (2024)
- Located on the Santa Fe trail
- Adjacent to downtown Monument
- New Roof (2025)
- Easy access to and from I-25
- 0.7 miles from Monument Lake



DISCOVER MONUMENT



PROPERTY PHOTOS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AERIAL VIEW



Demographics POPULATION/ HOUSEHOLD INCOME



1 MILE

3,618

3 MILE

25,638

5 MILE

44,157



1 MILE

\$149,062

3 MILE

\$177,038

5 MILE

\$187,731

LOCATION MAP

MINUTES
TO I-25



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NAI Highland

Highland Commercial Group, LLC

NAI

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