

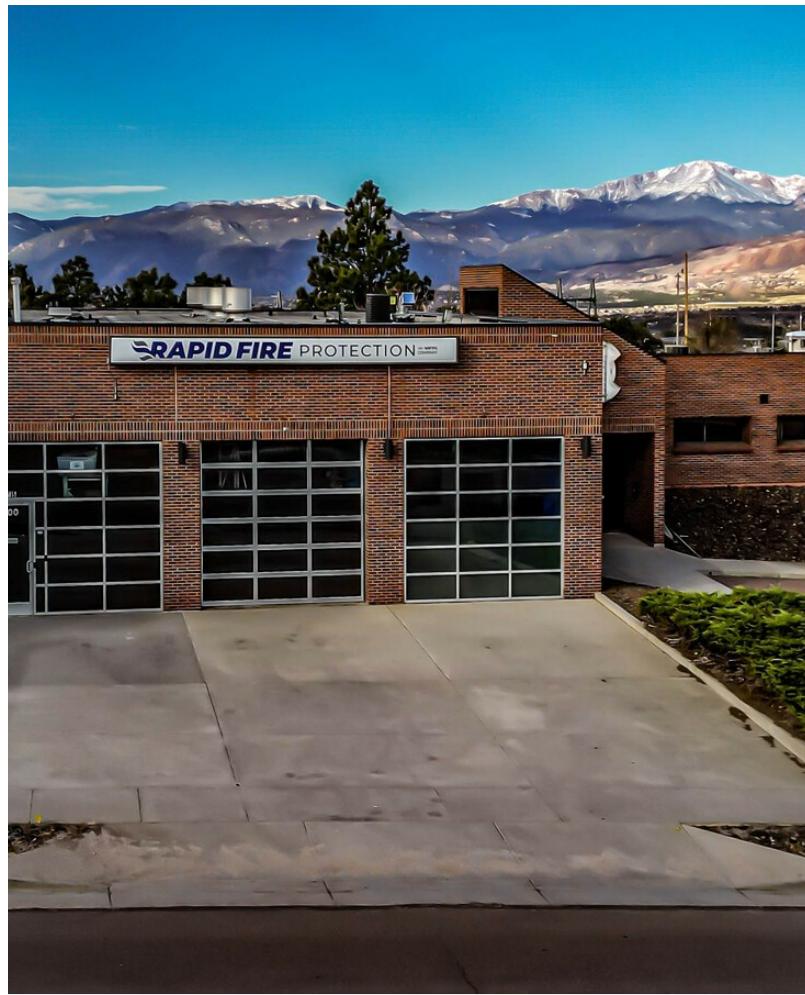


INVESTMENT PROPERTY FOR SALE

2395 Briargate Blvd, Colorado Springs, CO 80920



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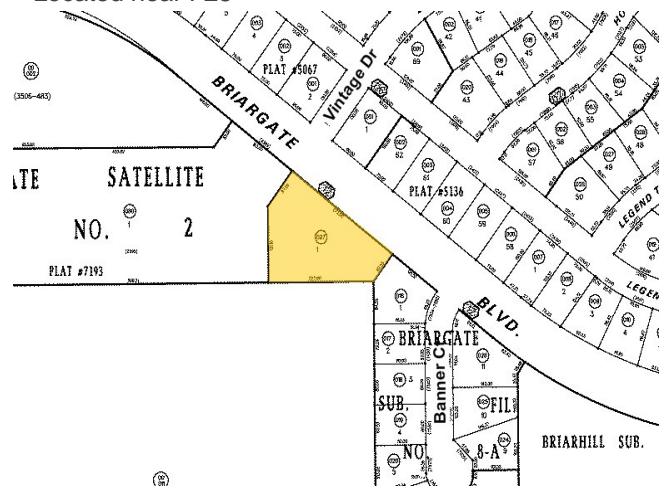


INVESTMENT PROPERTY FOR SALE

\$1,930,000

2395 Briargate Blvd is a fully leased, premium commercial property occupied by PyeBarker FS (pyebarkerfs.com), a national credit company. The tenant is willing to work with a buyer if the buyer needs occupancy prior to the existing lease expiration on 30/31/2031. This investor sale offers stable income, a 6.8% cap rate, annual rent escalation, and prime location in Colorado Springs' high demand Briargate corridor. With a long-term lease and strong tenant credit, the property is ideal for a 1031 exchange purchaser seeking a low-risk, income producing asset....

- Strong cap rate with single tenant stability
- Ample parking
- Located near I-25

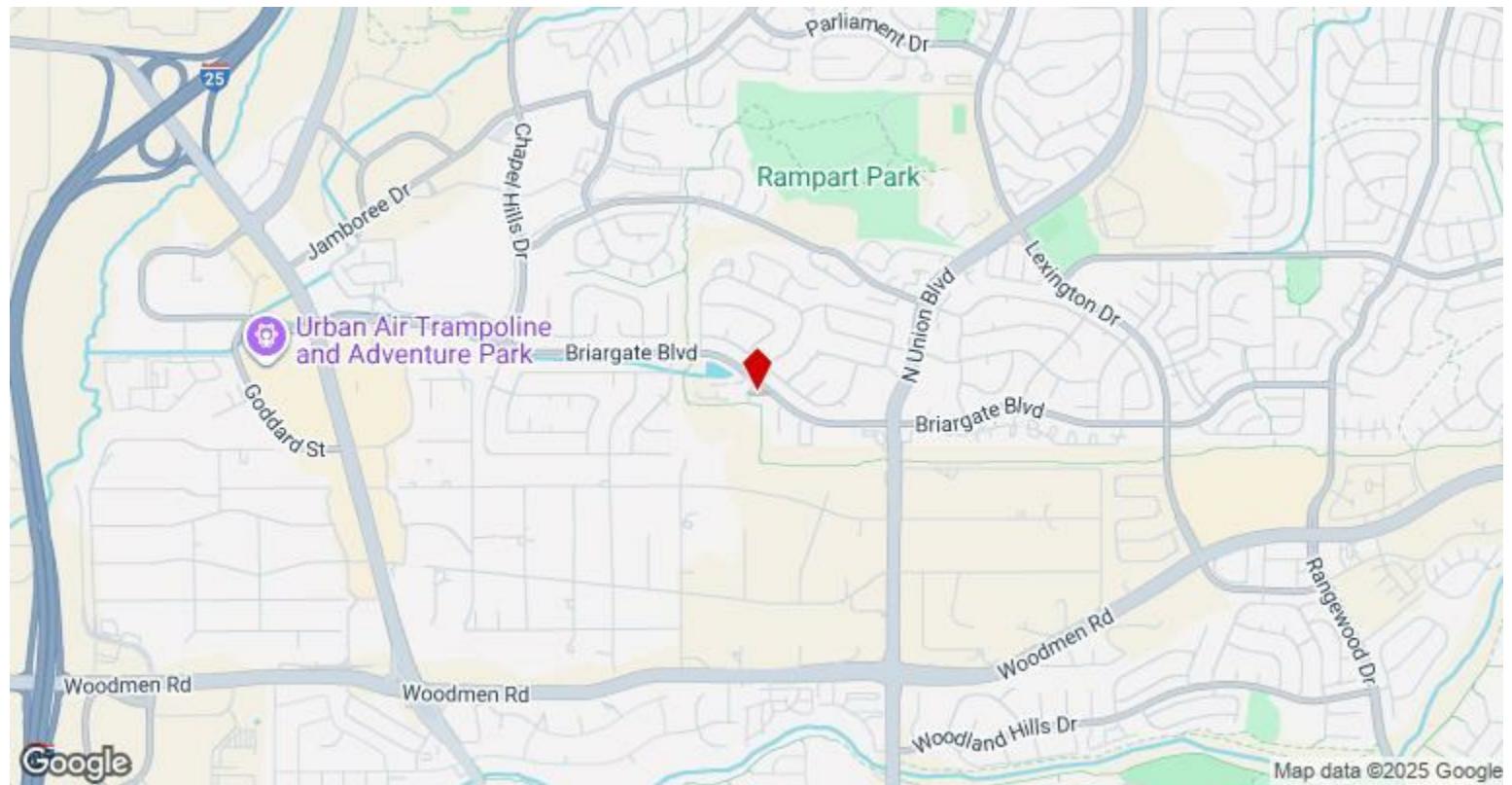


Price:	\$1,930,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.76%
Lot Size:	0.88 AC
Gross Building Area:	6,145 SF
Rentable Building Area:	6,117 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1983
Tenancy:	Single
Parking Ratio:	4.58/1,000 SF
Zoning Description:	MX-N
APN / Parcel ID:	63044-12-027



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Pye-barker Fire & Safety	-	



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Property Photos



South Elevation