



# FOR SALE OR LEASE



## 15475 Gleneagle Dr. Colorado Springs, CO 80921

**Total Building SF:**  
27,300

**Rentable SF:**  
25,000

**For Sale:**  
\$4,375,000

**For Lease:**  
\$16.00 – \$18.00/SF NNN

**Operating Expenses:**  
Approximately \$15.75/SF

**Parking:**  
3.75:1,000

### 25,000 SF Office Building For Sale

The Cascade Commercial Group is pleased to present an uncommon opportunity to own an exceptional commercial property in the highly desirable north end of Colorado Springs. A discriminating investor will appreciate the many advantages to own this upscale building ideal for a tech or defense company or religious group. It can also be easily modified for mixed-use tenant rentals to reduce occupancy costs.

Why pay high DTC prices when a sought after Colorado Springs workforce will prefer half the commutation time?

SCAN FOR  
MORE INFO



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625 N. Cascade Ave. #120 Colorado Springs, CO 80903 - CascadeCommercial.net

The information contained herein was obtained from sources believed reliable, however Cascade Commercial does not guarantee its accuracy. Prospective purchasers should confirm all data to their own satisfaction.



# 15475 Gleneagle Dr.



## The Setting, the Style, the Quiet Luxury

This 25,000 square-foot commercial property is situated on a beautiful 4.54 acre landscaped campus with spectacular 180 degree views of Pikes Peak and the front range. The attention to architectural detail and quality is apparent upon entering the impressive two story glass enclosed atrium. One immediately notices the high end finishes not often found in other buildings of this size and location. Contemporary, yet timeless blend of architectural design features:

- Draw the eye up to an open staircase.
- Block glass walls flanked by rich hardwood pillars.
- Spacious sitting area/lobby with herringbone flooring.
- Custom built check-in desk to welcome clients and visitors
- Two main floor meeting rooms and two more second story glass walled meeting rooms each with multimedia and wifi connectivity.
- Front door is security enabled with speaker and bell functions for after hours entry.
- Spacious elevator to all three floors.
- Restrooms on each of the three floors.
- Main floor offices and open work space areas can easily convert to enclosed offices.
- Breakout rooms with coffee stations.
- Generous size mail room.
- Secure IT room.
- Lower level fully equipped kitchen ready for client entertaining with 2 dishwashers, 2 ovens, 2 sinks, and 2 refrigerators.
- Lower level auditorium/classroom space with 50 plus table and chair capacity

## Location Advantages

- Proximity to a skilled Colorado Springs workforce and a large tech community in DTC .
- Only minutes from the I-25 Baptist Road exit.
- 12 minutes from the Air Force Academy (viewable from the building).
- 5 minutes from Monument.

## Property Highlights

- Built in 1997
- Impeccably maintained for move in condition
- 25,000 square feet over three floors
- \$175.00 per SF
- 3.75 : 1,000 Parking Ratio.
- First floor entry for wheel chair accessibility.
- Lowest tenant vacancy rates in Colorado Springs.
- Lower level can easily be rented out separately.
- Rare opportunity to also buy two on campus sister buildings for overflow tenancy.
- Special financing available.
- Furniture can be purchased separately

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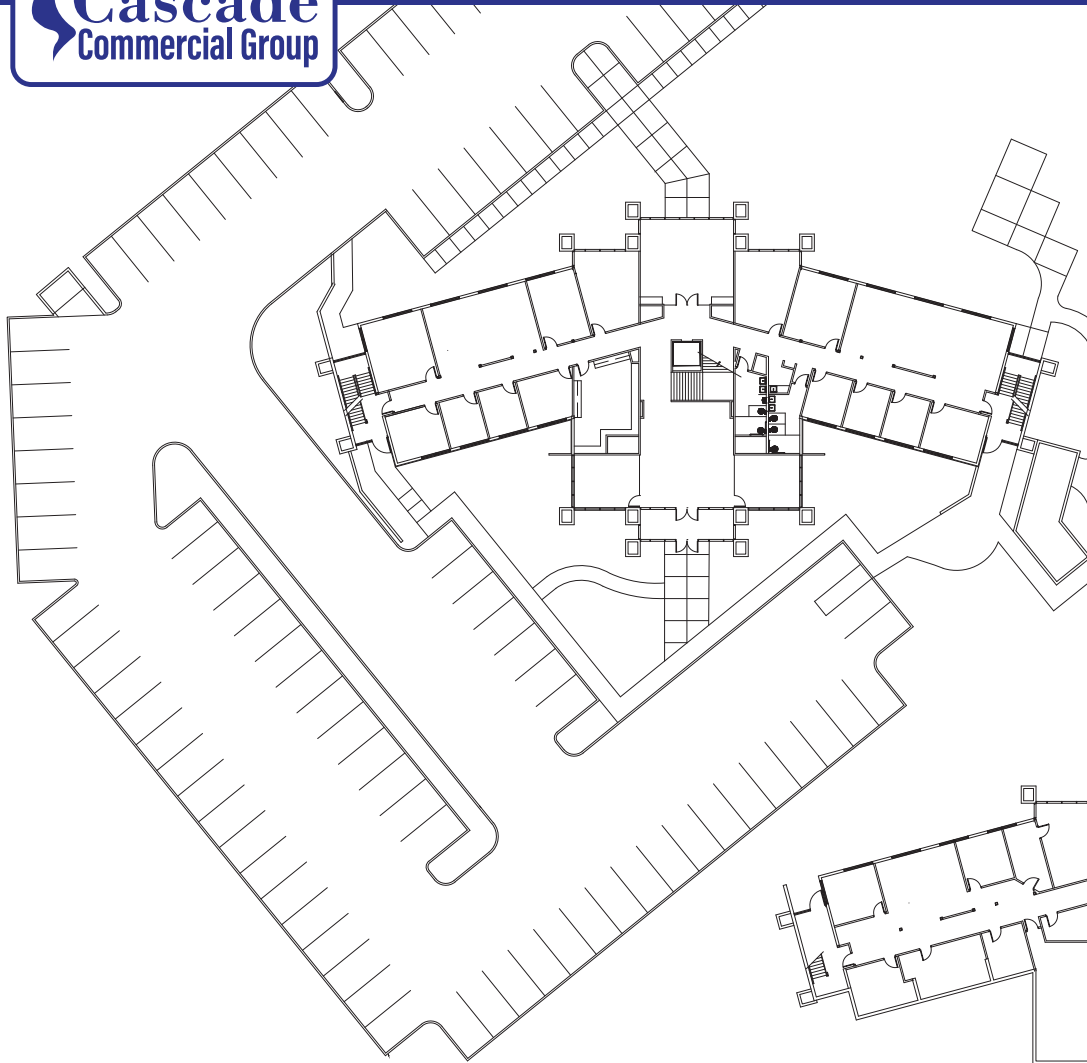
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First time on the market, Bethesda Office Building!



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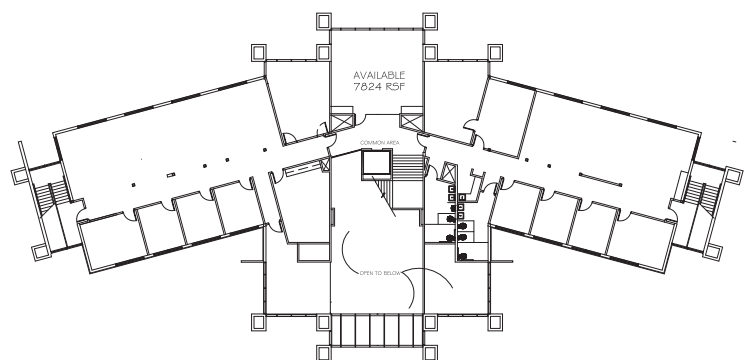
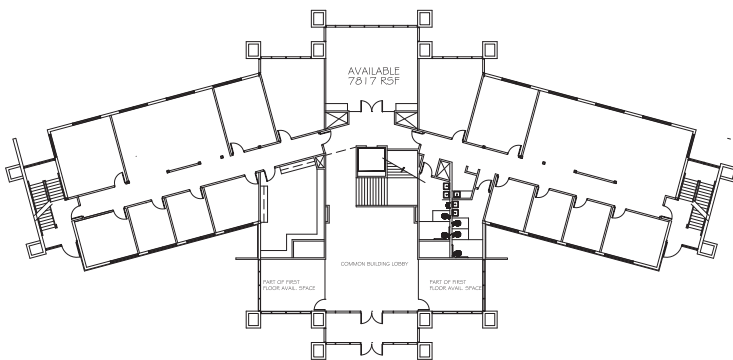
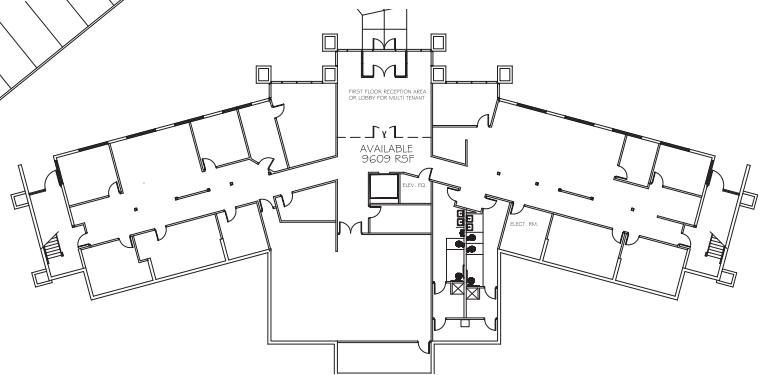
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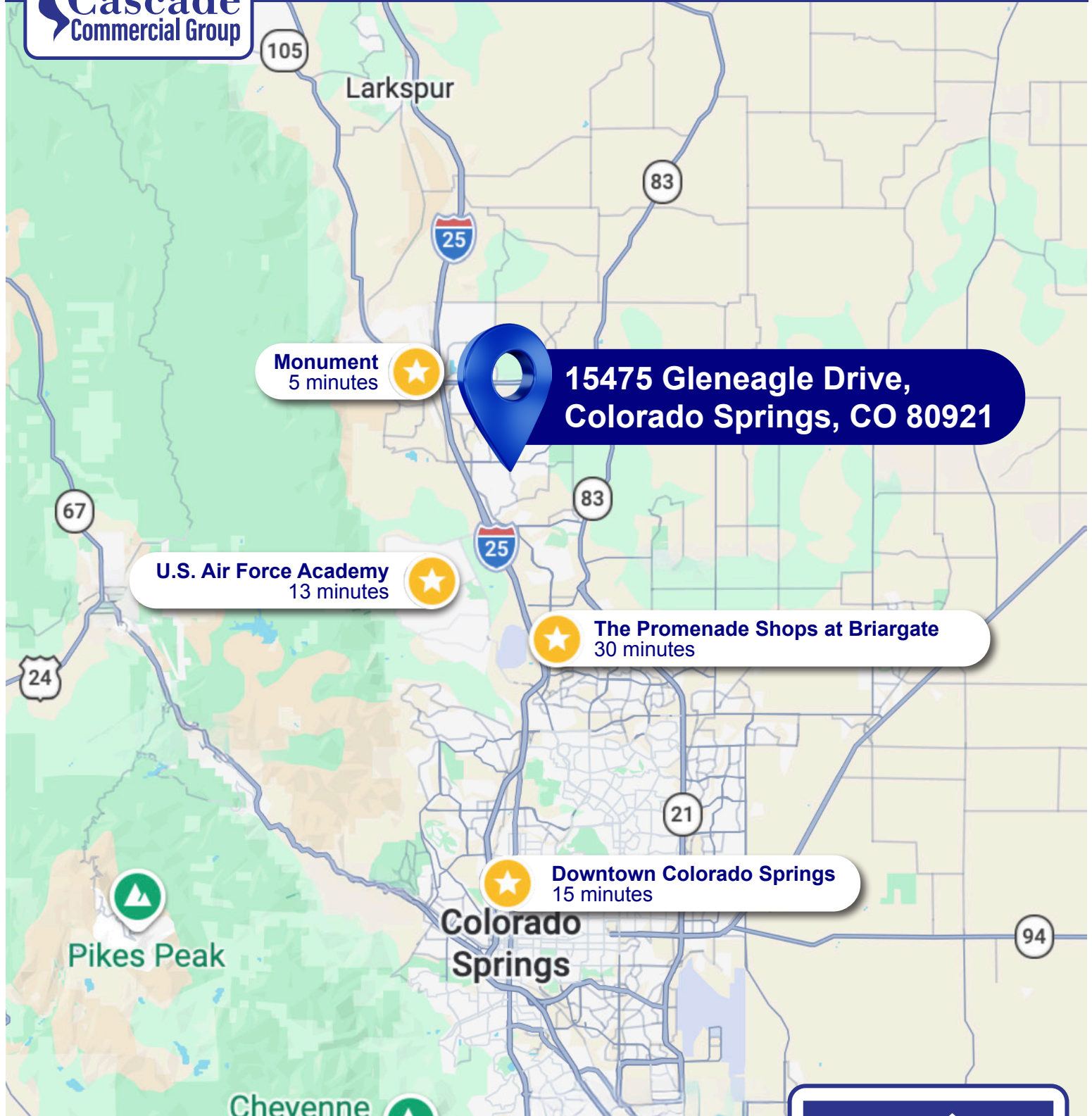
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**Monument**  
5 minutes



**15475 Gleneagle Drive,  
Colorado Springs, CO 80921**

**U.S. Air Force Academy**  
13 minutes

**The Promenade Shops at Briargate**  
30 minutes

**Downtown Colorado Springs**  
15 minutes

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