

FOR SALE

The Coutura Design Inspiration Center

6380 Corporate Center Circle, Colorado Springs CO 80910



Class A Showroom/Retail/Office

PROPERTY INFORMATION

Building Size: +/- 29,712 SF
Land: +/- 2.01 acres (87,555.6 SF)
Zoning: PBC CU HS SS

Space Available:

Suite 175: 3,601 RSF (\$14.00 PSF NNN)
Suite 185: 3,767 RSF (\$14.00 PSF NNN)

INVESTMENT HIGHLIGHTS

- Majority NNN Leases - Stabilized Investment
- High Quality Building with upscale Interior Finish
- Excellent North I-25/Woodmen Location
- Sale/Lease back Opportunity

Asking Price \$5,500,000 (approx. 8.55% CAP)
Call Broker for Additional Information

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The Coutura Design Inspiration Center

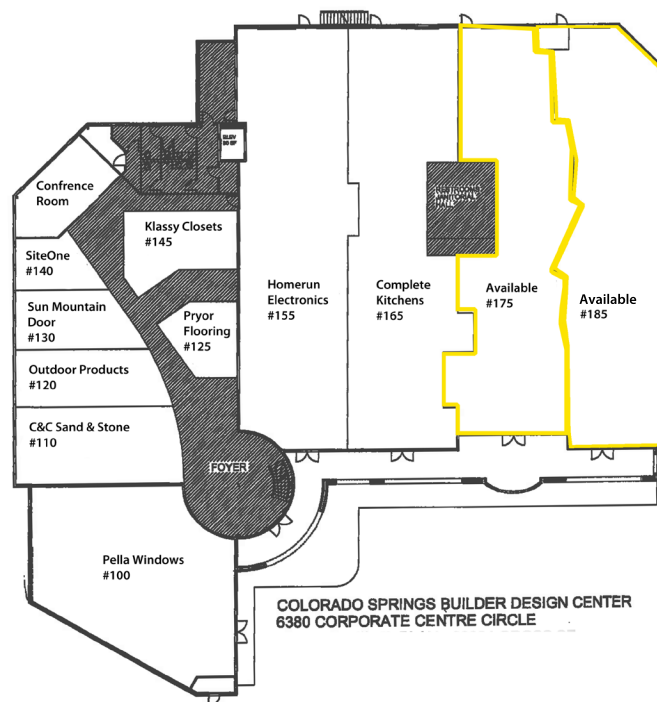
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PROPERTY INFORMATION

- Concierge Service
- Access to Santa Fe Regional Trail
- Community Conference Room
- Just south of Woodmen and visible from I-25
- Two-story atrium at entry way
- Building and monument signage available
- High ceilings
- Rooftop Patio
- Building Website
- High-end Showers
- Music and high-end art throughout the building
- Drive-in doors

The Coutura Design Inspiration center is centrally located in Colorado Springs along the I-25 corridor. The property offers a unique opportunity for an owner/investor to be a part of a high end design center with a fantastic mix of builders, designers, and suppliers. The builders spared no expense when building the property and showcases materials and quality that is offered from each group in the property. The property consists of a mix of showroom space, warehouse and office and would lend itself to a wide variety and flexibility for other uses.

FIRST FLOOR



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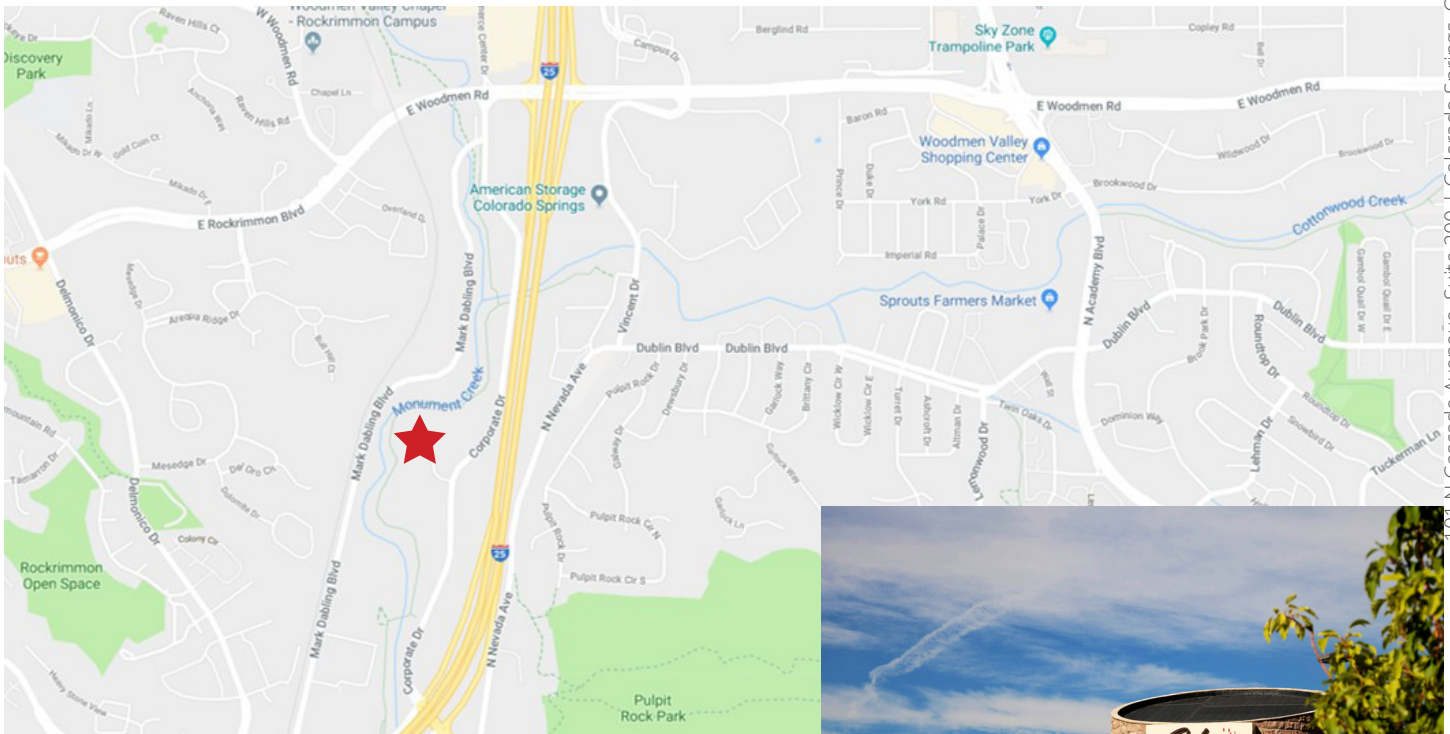


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719.590.1717 main | 719.634.0404 fax | quantumcommercial.com

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Prime Investment or Owner User Opportunity

6380 Corporate Centre Circle, Colorado Springs, CO 80919



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