



FARM CREDIT
OF SOUTHERN COLORADO

Sale Offering

HIGH CLASS OFFICE BUILDING FOR SALE

5110-5140 Edison Ave, Colorado Springs, CO 80915
Confidential Offering Memorandum



THRIVETM
COMMERCIAL PARTNERS

PROPERTY summary



PROPERTY summary

THRIVE Commercial Partners is please to present the opportunity to purchase a beautifully finished, high class office building, in the 2nd best economy in the United States. This 40,000 SF building is currently owned and occupied (in part) by Farm Credit of Southern Colorado. With nearly 10,000 SF occupied by DOD tenant Sev1Tech, this property is well suited for an owner user looking for in-place stable income or an investor looking to create additional value through lease up.

Price: ~~-\$7,750,000~~ **\$6,799,000**

SF of Improvements: **42,484 SF** (includes 2,538 SF detached garage/out building)

AC of Land: **3.26 AC**

Value on Improvements: ~~-\$182 PSF~~ **-\$160 PSF**

Zoning: BU CU AO APZ1 APZ2
(Formerly PIP1)







PROPERTY highlights

- 1 Nearly 40,000 SF Class A office building located on 2.26 acres
- 2 Adjacent 1 acre vacant industrial land parcel included in sale
- 3 Owner Financing Available
- 4 Seller would consider shorter term leaseback
- 5 DoD Tenant Sev1Tech (SCIF in suite) has long term lease on 9,866 SF (Full 3rd Floor)
- 6 Close Proximity to Colorado Springs Airport and Peterson Space Force Base
- 7 Beautifully finished and well maintained







why
**COLORADO
SPRINGS?**

COLORADO SPRINGS

demographics

1

VOTED 2ND
BEST ECONOMY
FOR U.S. STATES
(Colorado)

US News & World Report,
2023

2

VOTED 9TH
BEST PLACE TO LIVE

US News & World Report,
2023-2024

3

RANKED #4
BEST CITY
FOR YOUNG
PROFESSIONALS

US News & World Report,
2023

4

BEST SOUTHWEST
CITY FOR DEFENSE
JOBS
(FedSmith)

5

FORT CARSON
IS 3RD LARGEST
EMPLOYER IN
COLORADO

POPULATION 754,852

2023 AVERAGE HOUSEHOLD INCOME \$94,676.86

MEDIAN AGE 34.6

TOTAL BUSINESSES 29,896

TOTAL EMPLOYEES 282,758

MEDIAN HOME VALUE \$450,000

AVERAGE HOME SALE PRICES

Colorado Springs \$502,961

National Average \$408,800

Denver \$700,559

TRAFFIC COUNTS (2023)

Platte & N Academy: 44,650 VPD

Platte and Powers: 59,578 VPD

INVESTMENT contacts



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CONFIDENTIALITY AGREEMENT

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