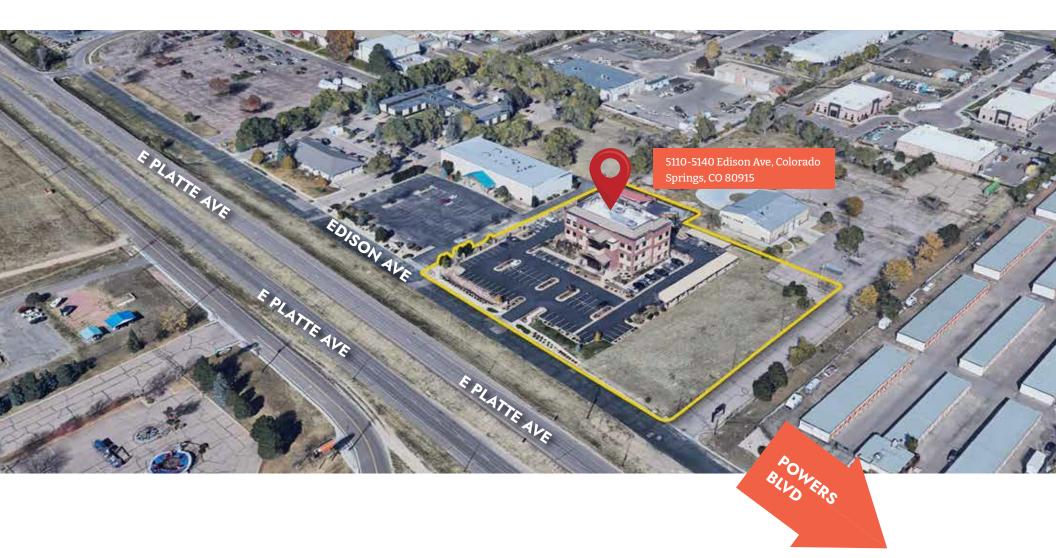
## Sale Offering HIGH CLASS OFFICE BUILDING FOR SALE

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

FARM CREDIT







## PROPERTY summary

12	CTE AL		-	is and	The way	No.
the opportunity to pur high class office build in the United States. currently owned and Credit of Southern Col occupied by DOD tena well suited for an owr	Partners is please to present rchase a beautifully finished, ing, in the 2nd best economy This 40,000 SF building is occupied (in part) by Farm orado. With nearly 10,000 SF unt Sev1Tech, this property is ner user looking for in-place investor looking to create gh lease up.					
Price:	<del>\$7,750,000</del> \$6,799,000	Building 2	1 1		tocant	
SF of Improvements:	<b>42,484 SF</b> (includes 2,538 SF detached garage/out building		Building		1 Acre Vau Land Parcel	
AC of Land:	3.26 AC			and I		
Value on Improvemen	ats: \$182 PSF-\$160 PSF	14	10	100	and the second	
Zoning:	BU CU AO APZ1 APZ2 (Formerly PIP1)	AHH	S N	R	and hitter	
		HAHMM		and the second s	a sin	
		100				





## PROPERTY highlights



Nearly 40,000 SF Class A office building located on 2.26 acres



Adjacent 1 acre vacant industrial land parcel included in sale



Owner Financing Available



Seller would consider shorter term leaseback



DoD Tenant Sev1Tech (SCIF in suite) has long term lease on 9,866 SF (Full 3rd Floor)



Close Proximity to Colorado Springs Airport and Peterson Space Force Base



Beautifully finished and well maintained











-True

2













# Why colorado springs?

## COLORADO SPRINGS demographics

VOTED 2<sup>ND</sup> BEST ECONOMY FOR U.S. STATES (Colorado) US News & World Report,

2023

VOTED 9<sup>TH</sup> BEST PLACE TO LIVE US News & World Report, 2023-2024

2

RANKED #4 BEST CITY FOR YOUNG PROFESSIONALS

3

US News & World Report, 2023 BEST SOUTHWEST CITY FOR DEFENSE JOBS (FedSmith)

4

FORT CARSON IS 3<sup>RD</sup> LARGEST EMPLOYER IN COLORADO

5

**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

Why Colorado Springs?

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## INVESTMENT contacts

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#### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Thrive Commercial Partners makes no warranties and/ or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Thrive Commercial Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Thrive Commercial Partners in compliance with all applicable fair housing and equal opportunity laws.



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