

Price Improvement!

3709 E Platte Ave.

Colorado Springs, CO 80909

FOR SALE

For More Information
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OFFERING SUMMARY



PRICE:

~~-\$2,295,000~~ \$1,995,000



BUILDING SIZE:

19,072 SF



ZONING:

C6 AO

Traffic Counts:
E. Platte Ave.& N. Academy Blvd.
53,643 VPD

PROPERTY DETAILS

Stunning 19,072 SF Office Building with Breathtaking Pikes Peak Views!

Enjoy spectacular views of Pikes Peak and the surrounding mountain range, all while benefiting from high visibility along Platte Ave and Academy Blvd. This two-story property features an abundance of natural light, thanks to large exterior windows that create a bright and inviting work environment. The building includes a convenient small overhead door on the south side, facilitating the easy transport of larger items. Currently, the second floor is occupied by a single tenant utilizing 5,000 SF, leaving approximately 14,000 SF available for an owner-user or the opportunity to lease out for investment potential. With its competitive pricing, views, and prime Colorado Springs location this property is a must-see!





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