



OVERVIEW

2928 Straus Lane is for sale or lease. Conveniently located at the intersection of I-25 & Fillmore, it's the entire 2nd floor, a 3,410 square feet office condo which could be divided in two. Suite 200 (the south unit) is 1,755 sf for sale at \$299,000 and Suite 210 (the north unit) is 1,655 sf for sale at \$285,000. There is private financing available (10% down, 6% rate, 20-year amortization, with a 5-year call). There is an HOA (\$400 per month per unit) which pays property insurance (approximately \$2,500 per year), utilities (approximately \$500 - \$700 per month), landscaping, snow removal, dumpster costs and internet connectivity. The property taxes run approximately \$3,546. The lease rate is subject to the length of a lease and the credit risk of the tenant.

- Suite 200: 1,755 sf for \$299,000 (\$170 psf)
- Suite 210: 1,655 sf for \$285,000 (\$172 psf)
- 200 + 210: 3,410 sf for \$584,000 (\$171 psf)

For a private showing and all the confidential financial information, call Tim Leigh (719-337-9551) or Holly Trinidad (719-337-0999)



Sale Price:

\$584,000



Building Size:

3,452 SF

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Tim Leigh

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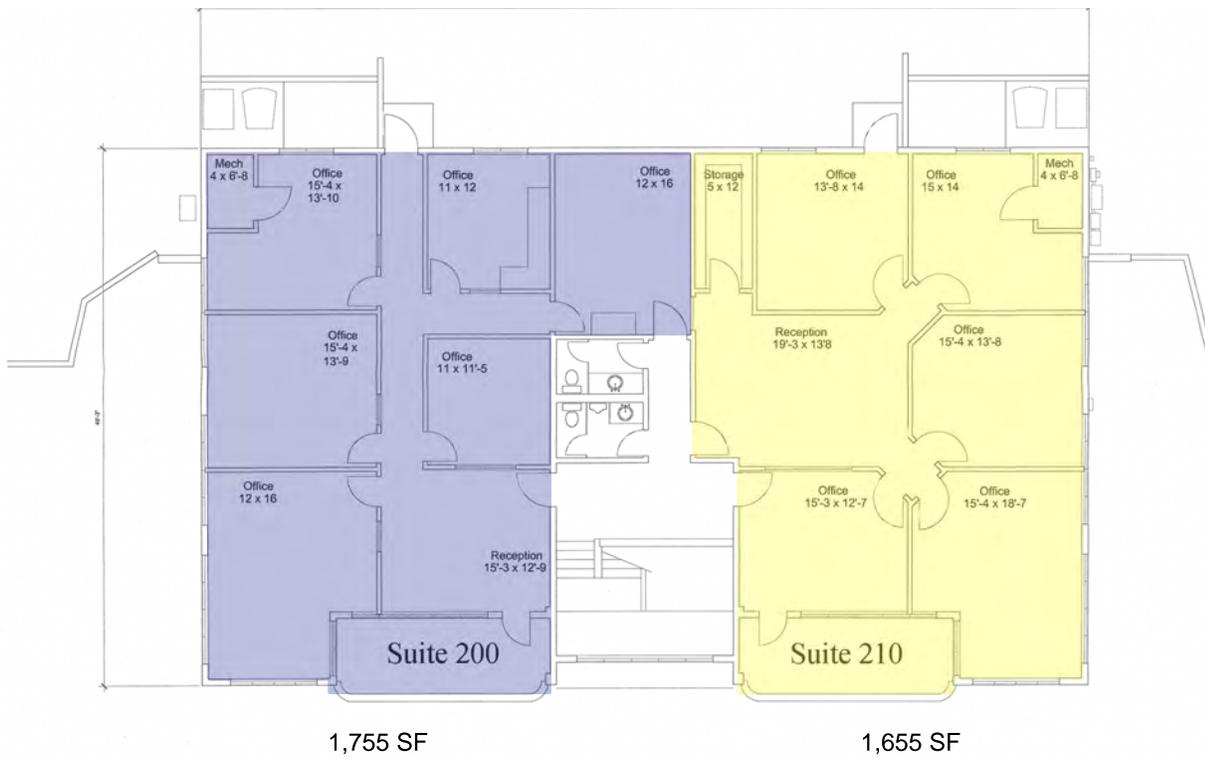
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