

Office Building for Sale

5875 LEHMAN DRIVE, COLORADO SPRINGS, CO 80918



Overview

5875 Lehman Drive is a charming office building perfect for an owner/user with upside!

- Built in 1982, this building offers two levels comprised of 6,520 RSF total.
- The building has multiple, small users with flexible lease terms allowing a new owner/user most of the building for their business if desired.
- The current building owner occupies roughly 1,600 RSF and has the ability to lease back at a market rate.
- The building is centrally located with easy access to Academy and Woodman. It is close to lots of retail, including daytime shopping and restaurants.
- The building currently generates approximately \$57,000 Net. One of the tenants is a medical marijuana dispensary.
- The building has been well maintained with the building systems in working order.
- The property offers ample parking.

For financial details or to schedule a private tour, contact Holly Trinidad or Tim Leigh.

Property Details



Sales Price
\$1,200,000
(\$184.00 PSF)



Building Size
6,520 RSF



Asset Type
Office



Zoning
PBC



Location
Central Academy
Corridor

Rev: October 9, 2023



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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.

Holly Trinidad

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Tim Leigh

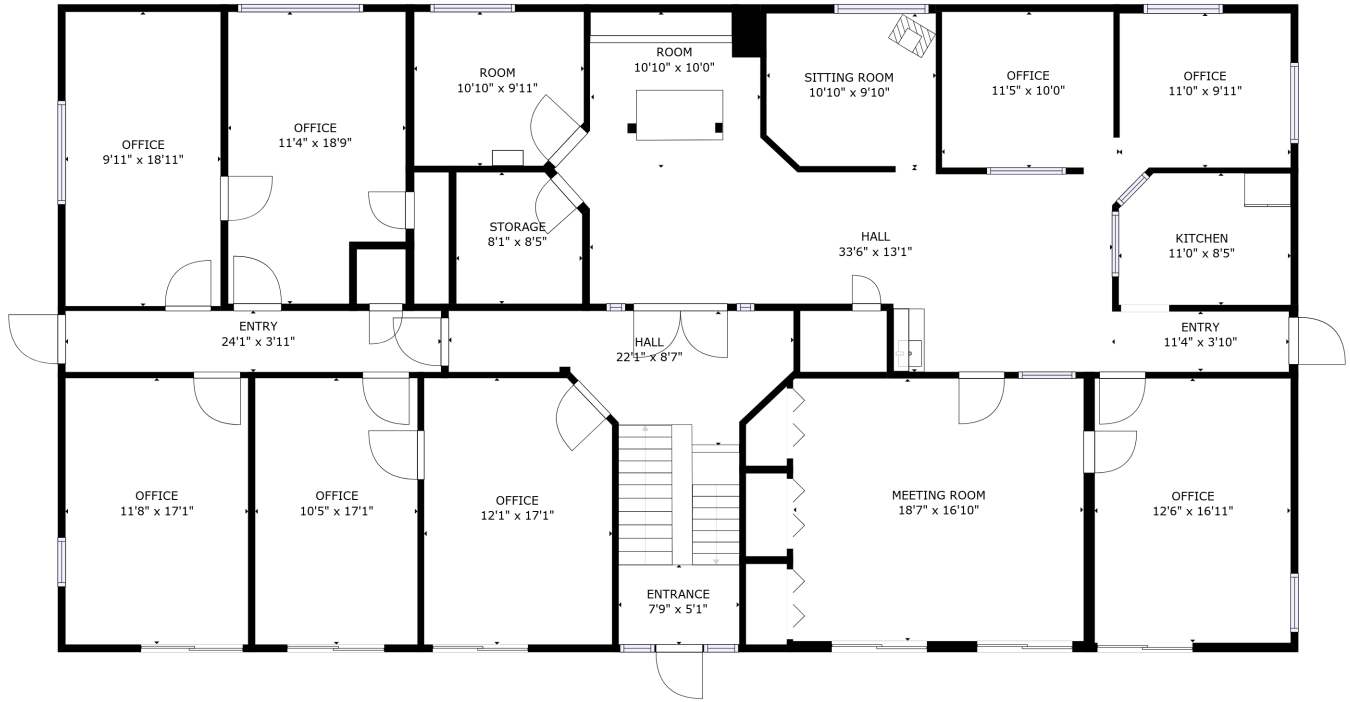
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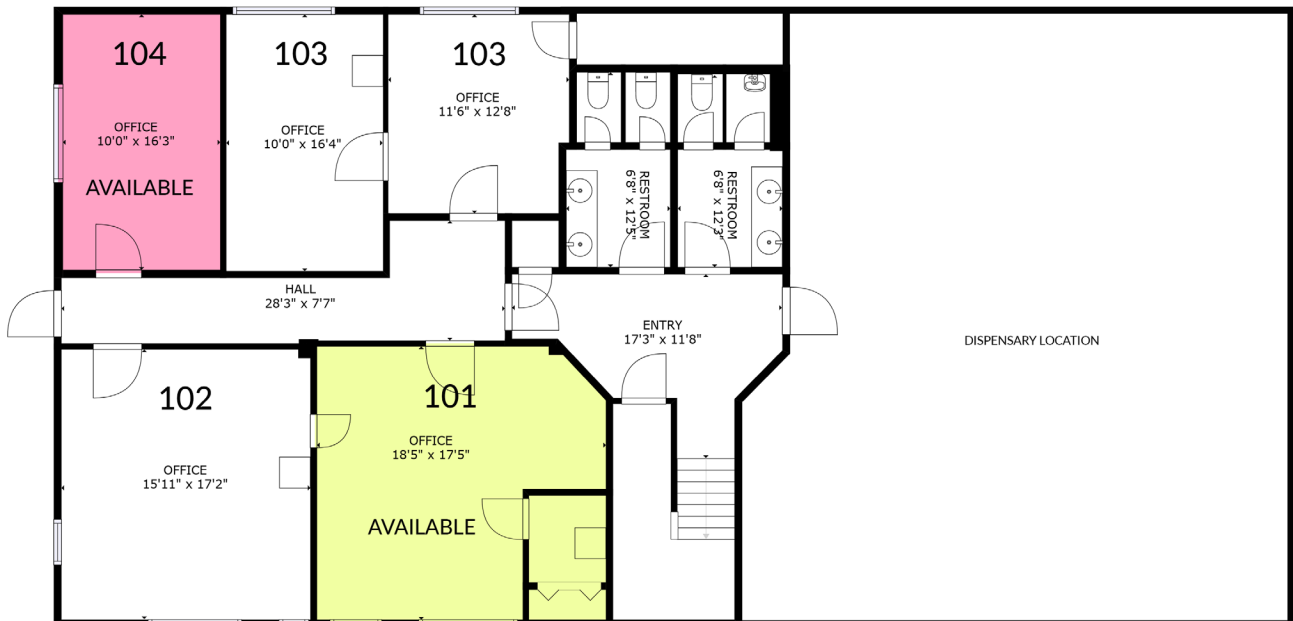
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LOWER LEVEL



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