

Office Building for Sale

4525 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918

[Explore Virtual Tour](#)

Overview

- Two-level office/manufacturing building, approximately 13,992 SF.
- A 1.2-acre lot, 15 parking slots in front, 60 in back, with crossover easement.
- Top floor: conference room, 11 offices, two storage rooms, 12 cubicles, and a large open area at the end.
- Bottom floor: kitchen area with sink, refrigerator, dishwasher, large open space for manufacturing. Storage room with side access door for shipping. Comprehensive architectural drawings are available.
- 2021 average utility bill: \$905. 2022 real estate tax: \$25,717. Zoning: C6/CR
- The building was completely gutted and rebuilt in 2014:
 - * All windows were replaced with double-pane Low-E glass
 - * The bathrooms rebuilt to be ADA compliant
 - * All new LED lighting with motion detected on/off exterior LED night lights
 - * All new electrical wiring
 - * All new plumbing and water heaters
 - * New roof and mansard. Building repainted inside and out
 - * New high-efficiency HVAC system
 - * New drywall and drop ceiling
 - * New carpeting throughout the building
 - * Data and VOIP LAN, throughout the building
 - * Data LAN is CAT6a with DSL and Fiber to street

Property Details



Sales Price
\$2,300,000



Building Size
13,992 SF



Lot Size
1.2 Acres



Zoning
Office

Rev: January 30, 2024



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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.

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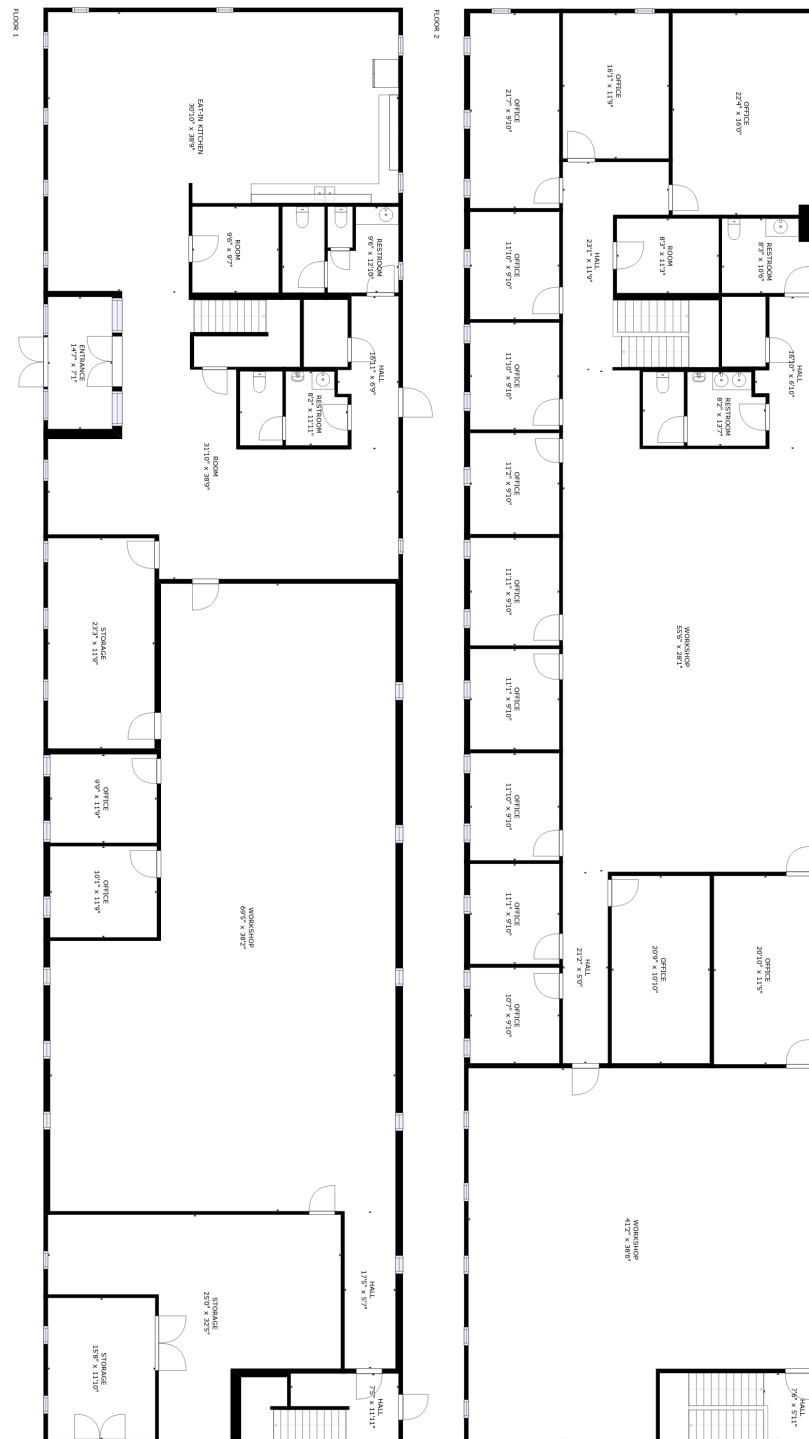
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4525 Northpark Dr, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



73,868
Population



43.4
Median Age



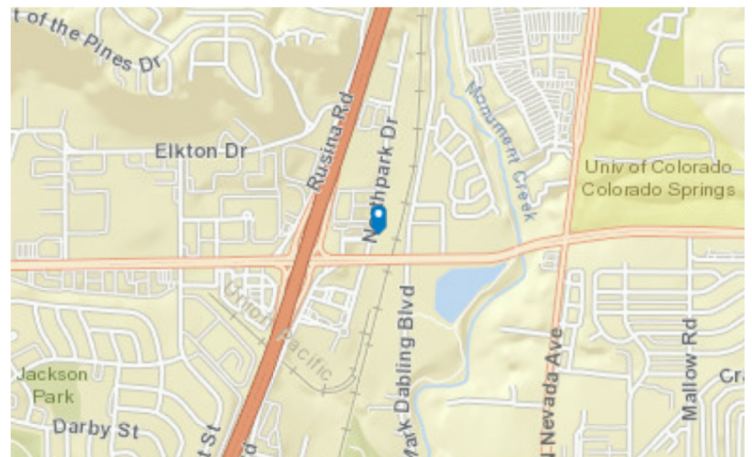
2.2
Average
Household Size



\$72,078
Median Household
Income

TRAFFIC COUNT

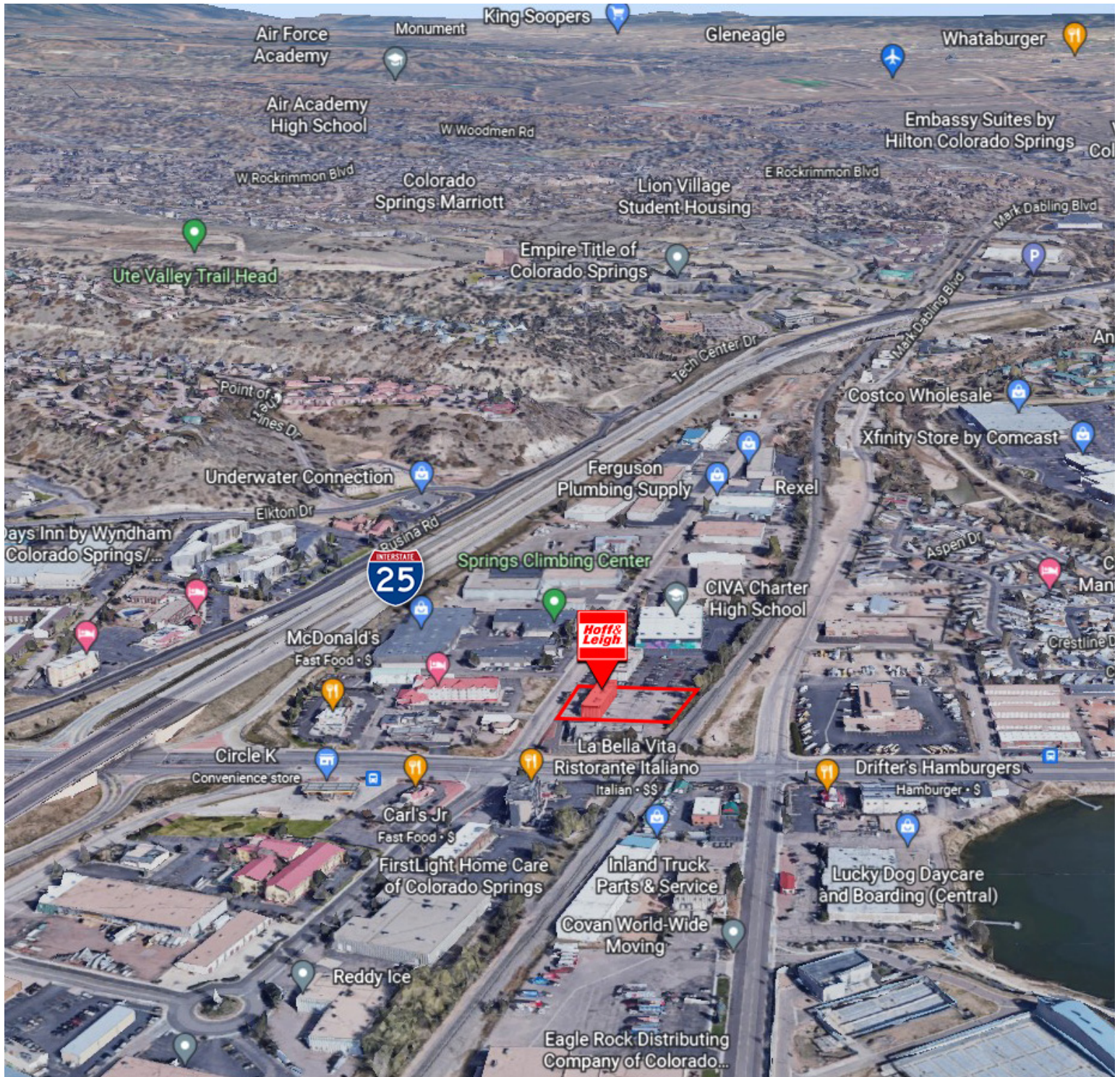
Cross street	Traffic 1	Distance
W Garden of the Gods Rd	6,700	0.0
Northpark Dr	51,000	0.1
W Garden of the Gods Rd	8,056	0.1
Northpark Dr	48,409	0.1
W Garden of the Gods Rd	6,116	0.1



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