

High Visibility Office Building for Sale

4445 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80907



Overview

FOR SALE!

4445 Northpark is a great location for anyone who'd like prime access at I-25 & Garden of the Gods Road.

The building was recently remodeled including the interior office suites, the electric, HVAC, and a new roof with 9" of insulation, and all new double pane, insulated windows. The building is a solid investment generating around \$160,000 NOI. It would be a good fit for a buyer/occupant, too. The building has been very well maintained. No anticipated cap X required.

Because of the flexible tenant mix, there could be up to 1,500 - 4,000 SF available.

- What: 2 Story Office Building
- Size: 14,080 SF
- Lot Size: 1.08 Acres
- Zoning: L1 I
- Year Built: 1970
- Year Remodeled: 2022 - 2024
- Price PSF: \$177.56
- NOI: \$165,000
- Cap Rate: 7%
- Taxes: \$10,261 Annually
- Insurance: \$5,201 Annually
- Utilities: \$1,247 Per Month
- Reason For Sale: Tax Considerations

For a private showing and all the confidential financial details, call
Tim Leigh: 719-377-9551 or Holly Trinidad: 719-337-0999

Property Details



Sales Price
\$2,500,000



Price Per SF
\$177.56



Cap Rate
7%

Rev: August 18, 2025



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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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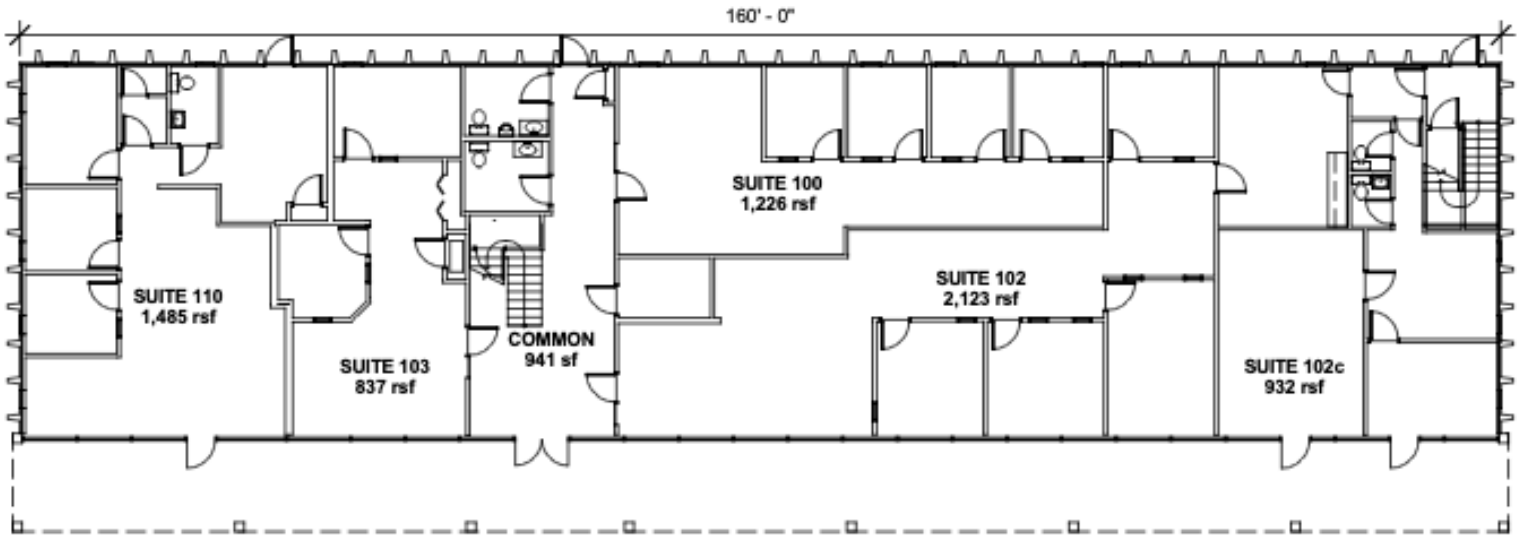


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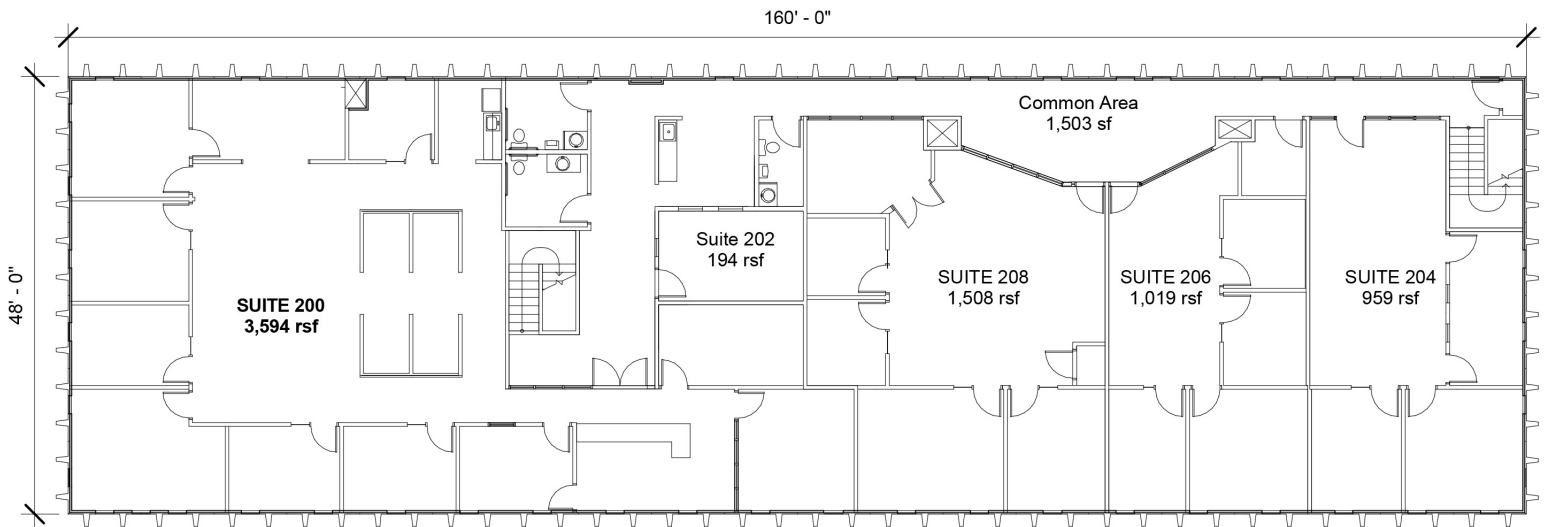
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Level 1



Level 2



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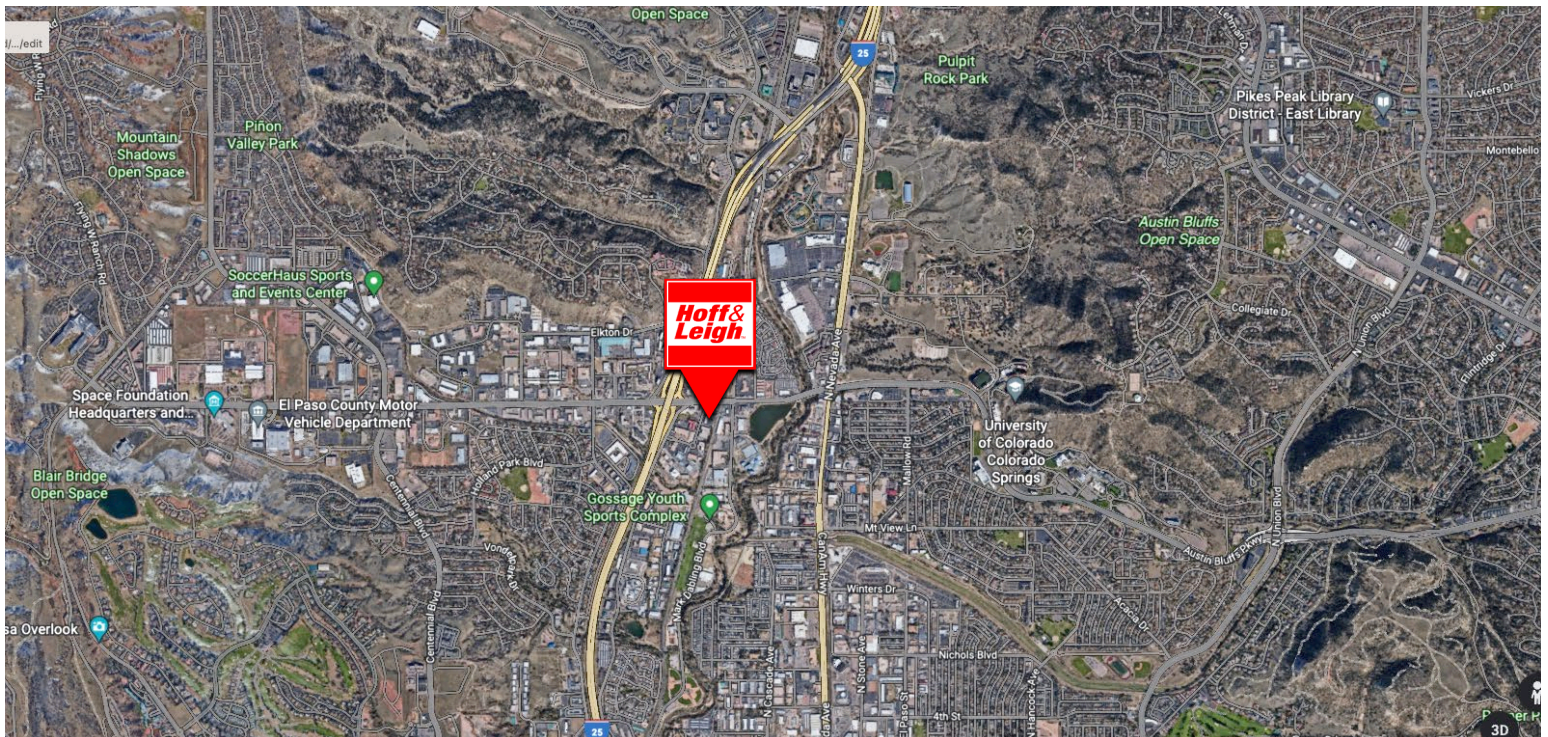
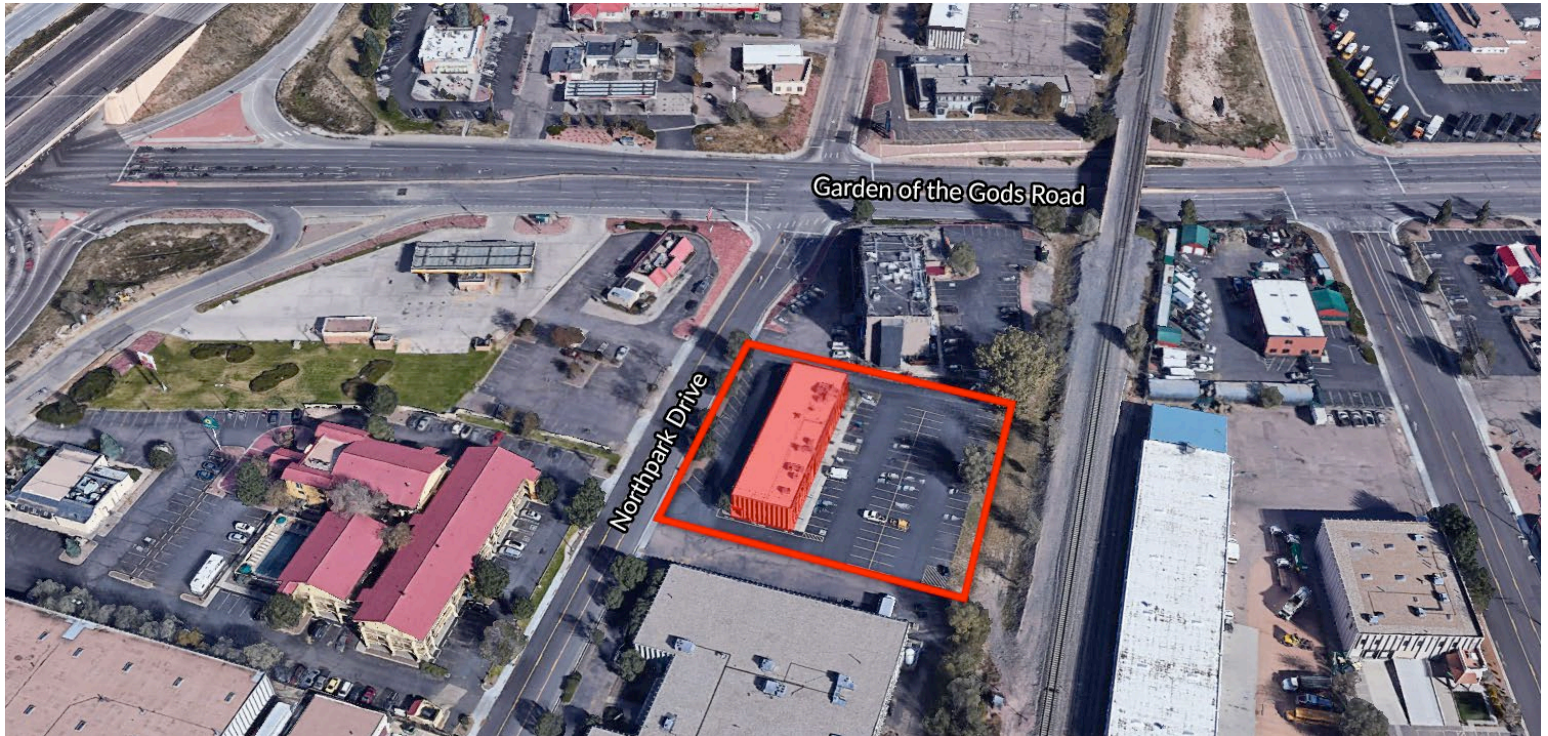
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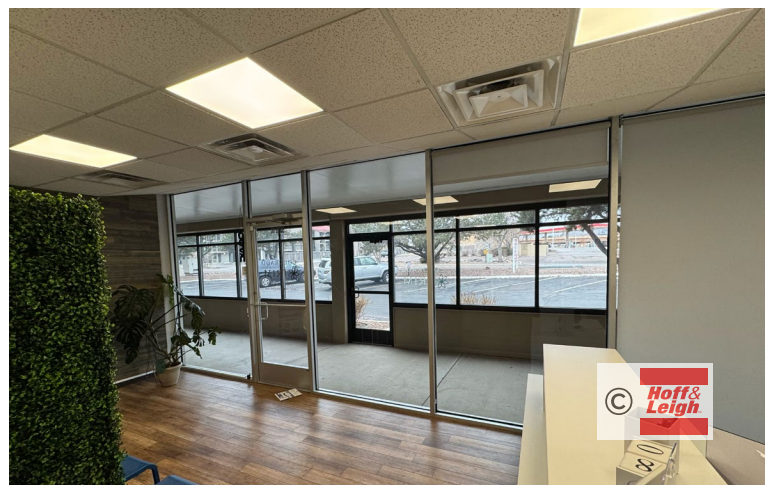
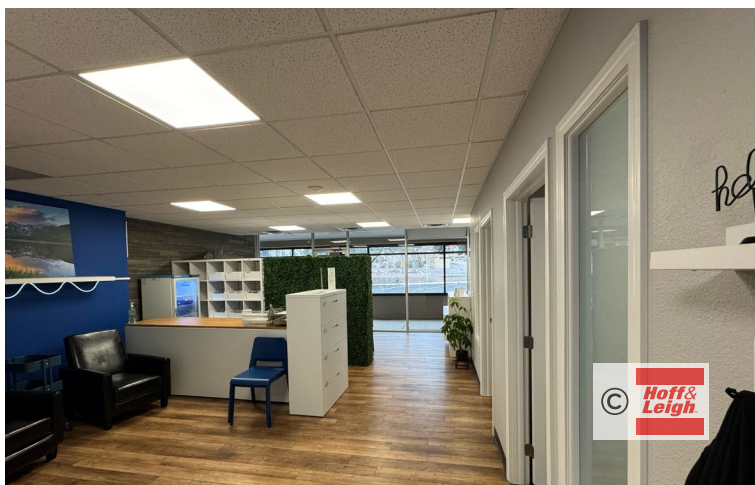
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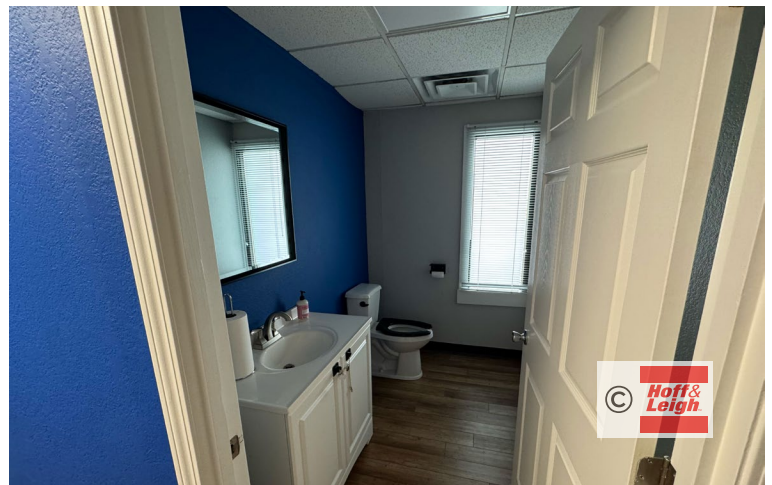
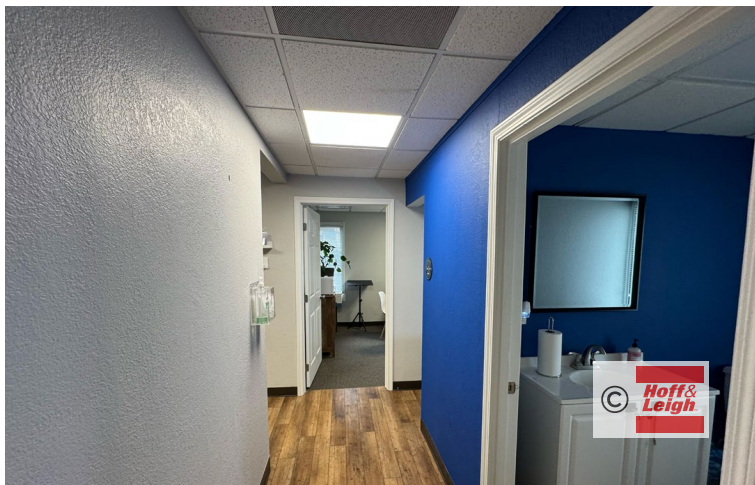
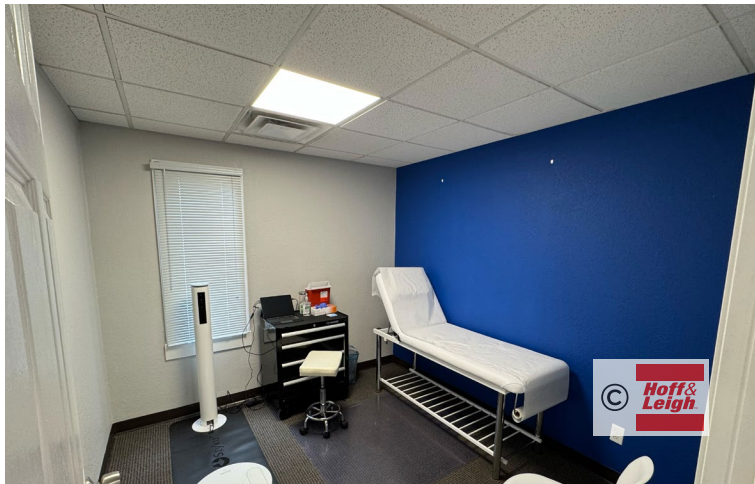
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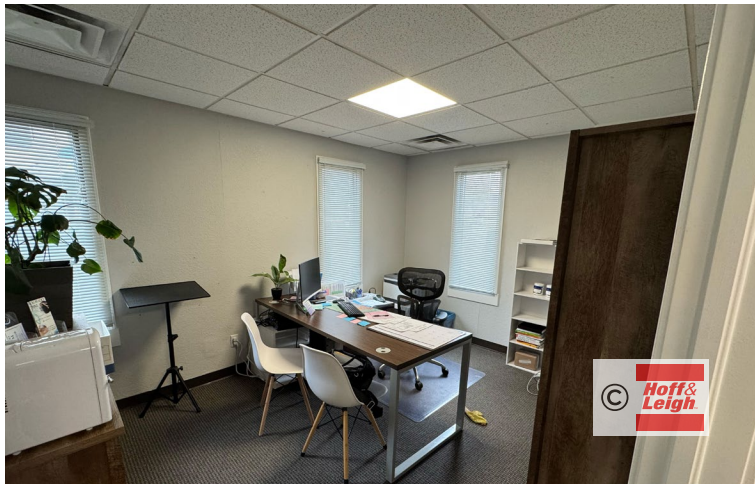
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