



# OAKS BUSINESS CENTER

805 to 955 Garden of the Gods Rd Colorado Springs, CO



## For Sale: \$4,500,000

**Terms:** Loan must be assumed (\$1,5 M loan @ 6.32%, 25 yr am, 10yr call,)

**CAP Rate:** 7.4 % for 06 and 7.9 for 2007 projected (more information on request)

**Uses:** retail / industrial

**Improvements:** 44,925 sq ft (four buildings)

**Land:** 2.35 acres (102,366 sq ft)

**Zoning:** c-6

**Recent capital improvements:**  
new roofs - new asphalt 2" overlay on parking lots in 2004 & 5

**Leases & Rates:** NNN leases, rates are \$6.50 to \$10. per sq ft (below market)  
**Property details:** Great location - well designed - 10x10 rear overhead doors - brick and block construction - three phase - large window in office showrooms - frontage on Garden of the Gods Road with excellent visibility and high traffic count - multiple easy accesses to all major thoroughfares, including I-25 - large parking area - large rear loading area





ONE BLOCK FROM I-25 ON THE NORTH  
END OF THE CITY

FOUR (4) ACCESSES TO GARDEN OF THE  
GODS RD. AND ONE TO CHESTNUT

THE CENTER CON-  
SISTS OF FOUR (4)  
BUILDINGS 805, 855,  
905 & 955 W. GARDEN  
OF THE GODS RD.

PROPERTY SIZE:  
2.35 ACRES

BUILDING SIZES:  
805 - 10,540 sq ft  
855 - 10,188 sq ft  
905 - 10,188 sq ft  
955 - 14,009 sq ft  
TOTAL 44,925 sq ft

Number of units:  
27 units and 14 ten-  
ants

ZONING: C-6

BUILT: 1978

CONDITION:  
NEW ROOFS in 2004-5  
NEW 2" ASPHALT  
PARKING LOT OVER-  
LAY 2004-5  
WELL MAINTAINED  
CENTER



FROM THE OFFICE OF

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