



Located in beautiful Downtown Colorado Springs, this office/dormitory with warehouse is available for sale. The property consists of 23,340 SF of office/dormitory space and 40,440 SF of office/warehouse. Centrally located at S. Weber St. and E. Cimarron St., the property has convenient access to Nevada Ave., Platte Ave., and the Bijou interchange at I-25. Sale includes two vacant lots adjacent to property totalling 7,000 SF.

Office/Dormitory

- **Commercial Kitchen**
- **Showers**
- **Chapel**
- **Laundry**

Warehouse

- **12' Clear Height**
- **Fire Sprinklers**
- **5 Dock-High Loading Bays**
- **Freight Scales & Freight Elevator**
- **Three Phase Power**
- **Steal Beam Construction with Brick and Metal Exterior**

PROPERTY DETAILS
BUILDING SIZES

 Office/Dormitory: 23,340 SF
 Warehouse: 40,440 SF

LOT SIZES

 505 S. Weber St.: 1.42 Acres
 321 E. Cimarron St.: 4,500 SF
 325 E. Cimarron St.: 2,500 SF
 Total: 1.58 +/- Acres

SALE PRICE

\$2,900,000

SCHEDULE NUMBERS

 505 S. Weber St.: 6418415039
 321 E. Cimarron St.: 6418415004
 325 E. Cimarron St.: 6418415003

YEAR BUILT

1977/1983

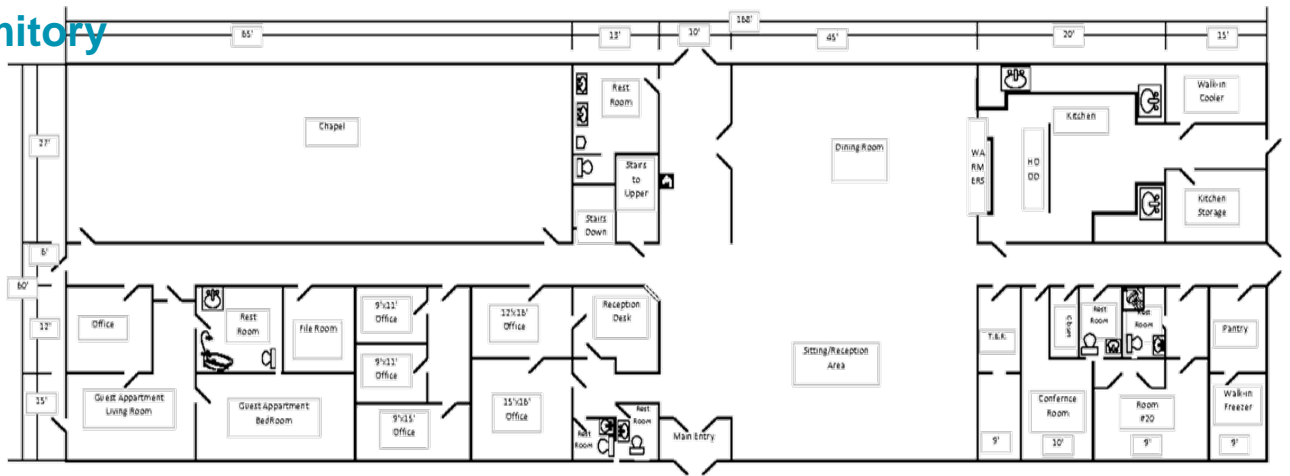
ZONING

 FBZ-T2B UV
 (Form Based-Transition Sector 2B)

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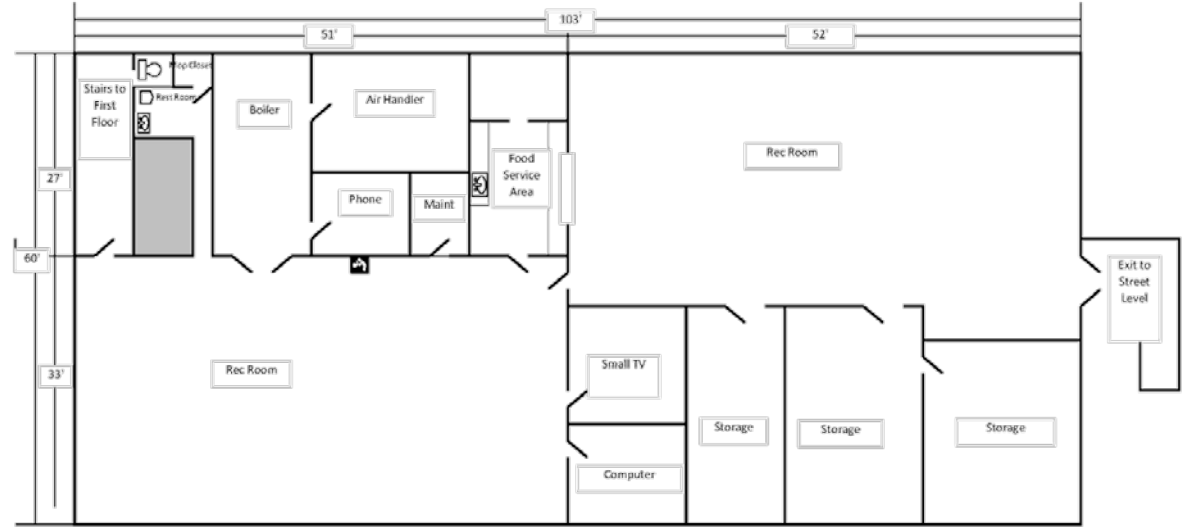
Office/Dormitory
Main Level
10,080 SF



Office/Dormitory
Upper Level
7,080 SF



Office/Dormitory
Lower Level
6,180 SF



**All measurements are approximate and not to BOMA standards.*



Reception



Office/Showroom



Dining Hall



Warehouse Interior



Commercial Kitchen



Freight Elevator



Chapel



Dock-High Loading



PROPERTY DETAILS	
BUILDING SIZES	Office/Dormitory: 23,340 SF Warehouse: 40,440 SF
LOT SIZES	505 S. Weber St.: 1.42 Acres 321 E. Cimarron St.: 4,500 SF 325 E. Cimarron St.: 2,500 SF Total: 1.58 +/- Acres
SCHEDULE NUMBERS	505 S. Weber St.: 6418415039 321 E. Cimarron St.: 6418415004 325 E. Cimarron St.: 6418415003
CONSTRUCTION	Steel Beam with Brick and Metal Exterior
CLEAR HEIGHT	12'
DOCK HIGH LOADING	5
FREIGHT SCALE	Yes
FREIGHT ELEVATOR	Yes
SALE PRICE	\$2,900,000
YEAR BUILT	1977/1983
ZONING	FBZ-T2B UV (Form Based-Transition Sector 2B)

For More Information:
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