



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

13,146 SF

Office For Sale or Lease

4935
N 30th St
Colorado Springs, CO 80919



CLICK HERE TO VIEW
PROPERTY VIDEO

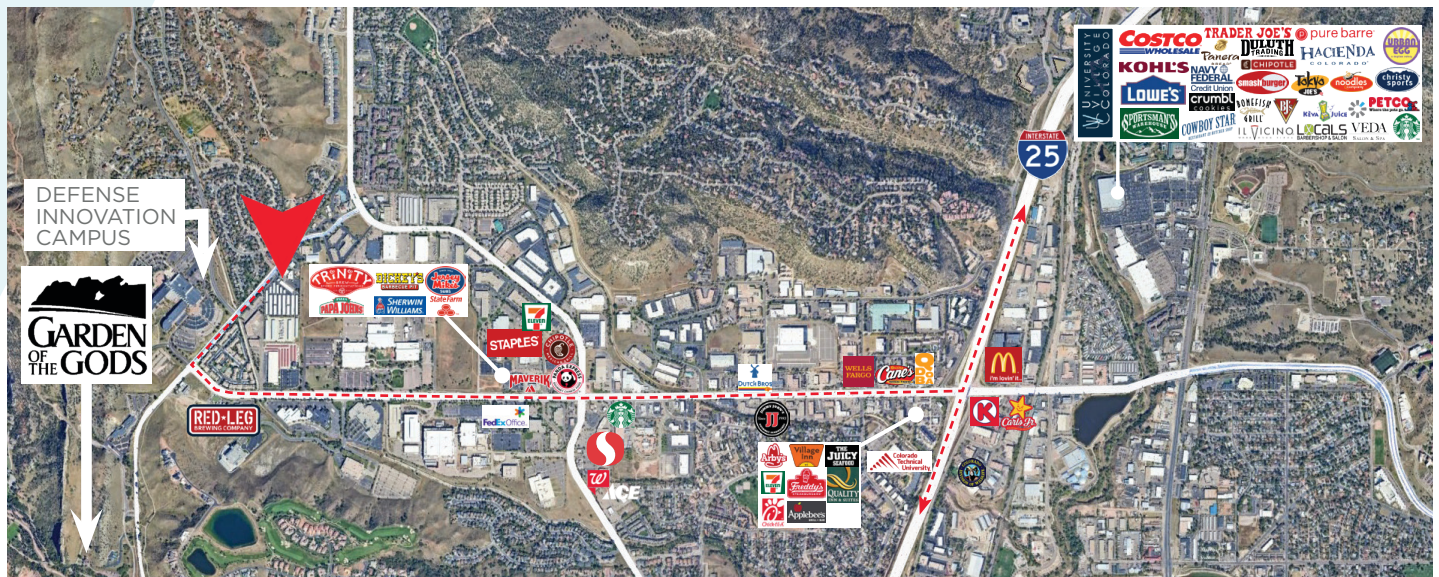


About the BUILDING

4935 N 30th St is a well maintained office property positioned in the highly desirable Garden of the Gods corridor. Featuring large windows with magnificent mountain views, the space offers a mix of hard-wall offices, conference rooms and plenty of storage, as well as 1 set of restrooms and a breakroom/kitchen on each level. Located in a professional business park with ample parking and easy access to I-25, enjoy a professional environment

in a bustling area close to restaurants, shopping, a new high-tech defense innovation campus featuring Air Force and Space Force customers, and Garden of the Gods Visitor & Nature Center

The building is perfect for a user who would like to own their real estate while enjoying income from Ascend, who occupies just over 2,000 SF. Ascend Physical Therapy provides manual, orthopedic, and sports physical therapy to the Colorado Springs area.



Available Space	11,112 SF	Purchase Price	\$2,700,000 (\$205.38/SF)
Building Size	13,146 SF	Taxes (2023)	\$15,250.52
Site Area	.69 AC	Lease Rate	\$16.00 per RSF NNN
Parking Ratio	4:1,000 RSF	Expenses (2024 Est.)	\$6.37 per RSF
Year Built	1985		
Zoning	PIP2		



Mountain View From Building



1



2



3

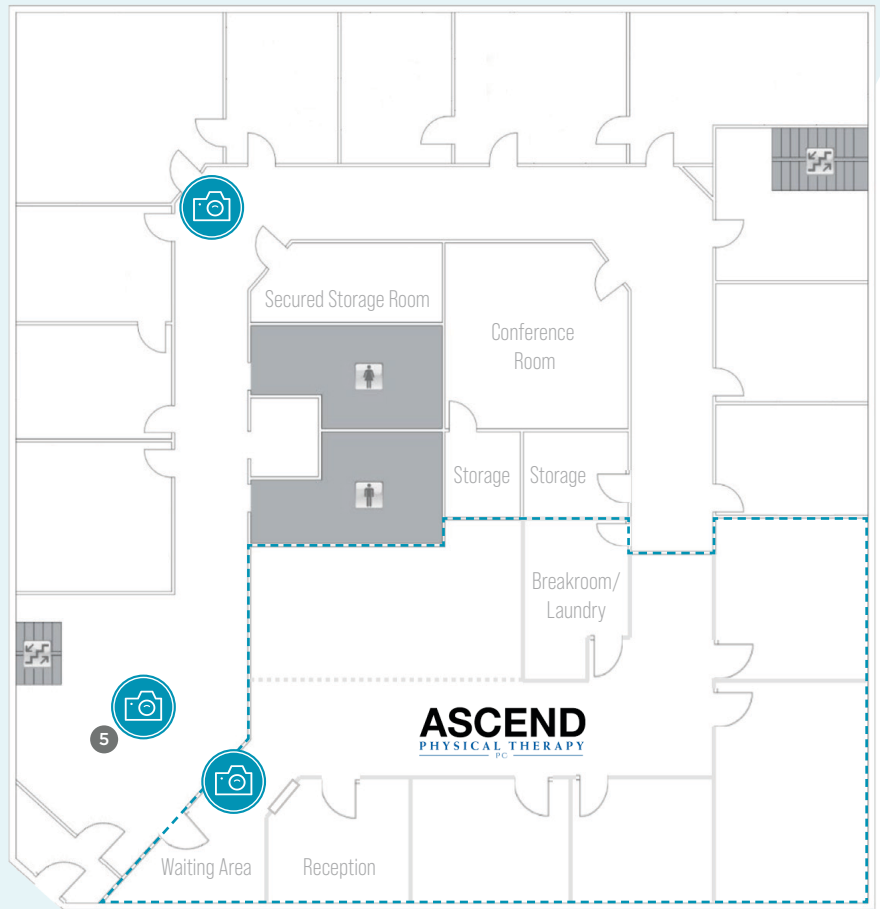


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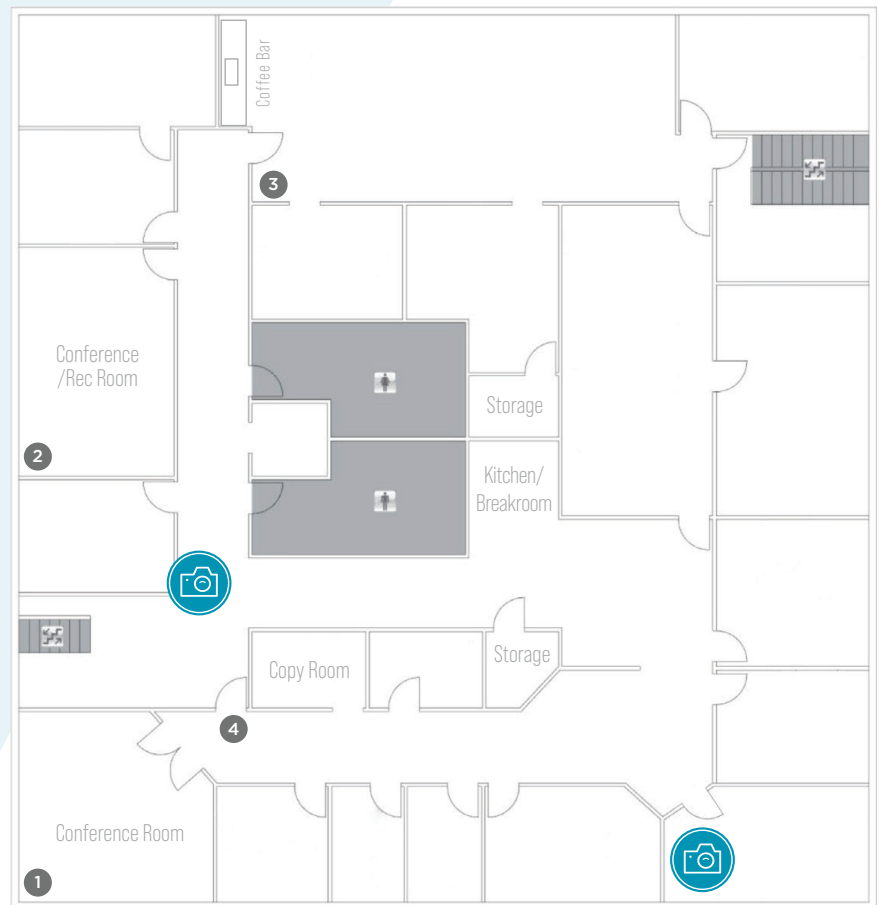
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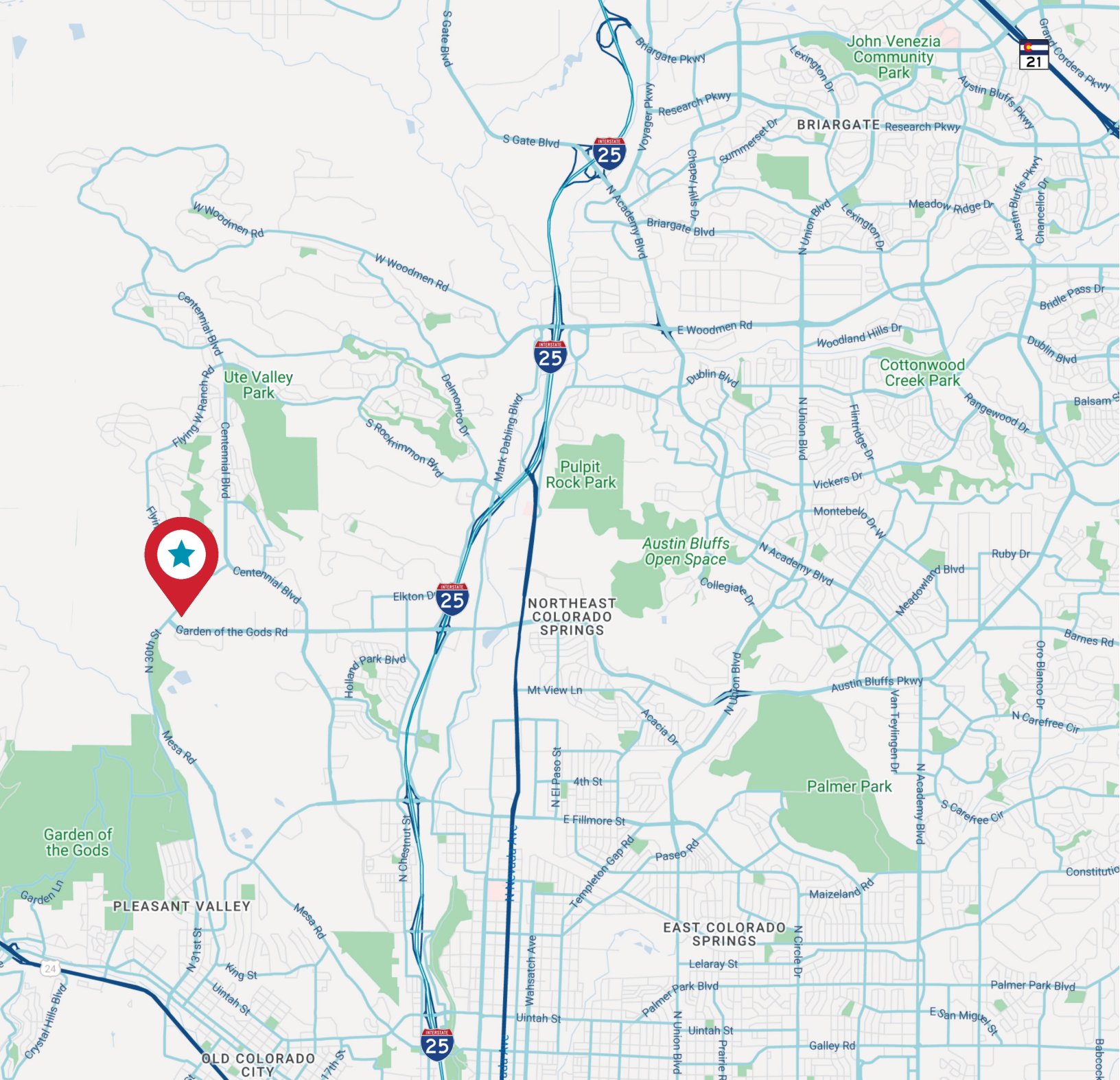
1st Floor



Click Icons to view additional photos

2nd Floor





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