

FOR SALE • INVESTMENT



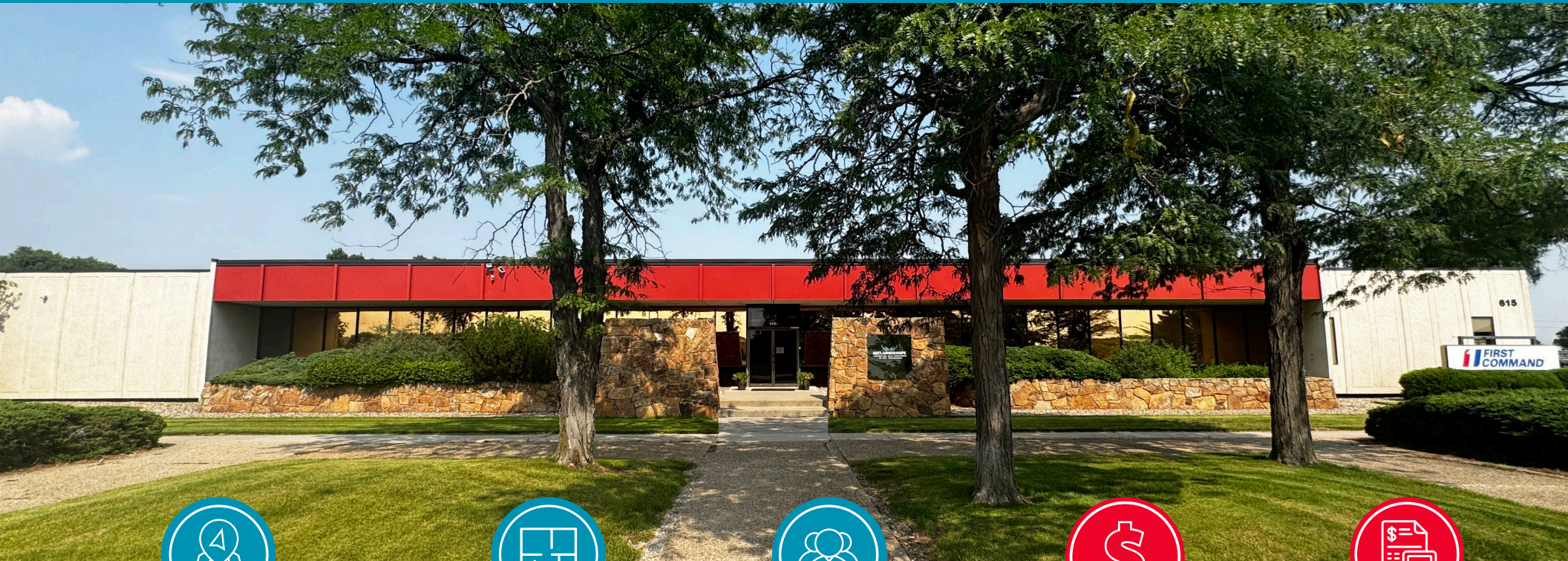
CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

615 WOOTEN RD

UNIT 3, 4, 5 & 7 • COLORADO SPRINGS, CO 80915

ASSET SUMMARY



LOCATION
COLORADO SPRINGS, CO



SQUARE FEET
101,667 SF



LEASED
100%



SALE PRICE
\$6,882,662



CAP RATE
8.00%



YEAR BUILT
1967



ZONING
PIP1 CU AO AP22



OF TENANTS
5

TENANT & ADDRESS

	SQ. FT.
Evoqua	23,233
Builders Custom Cabinets	14,303
Tri Lab Ventures	45,520
First Command Financial Services	6,222
Reclaiming Hope	12,389

**TOTAL 101,667
\$67.70 PSF**

**Contact Broker for O.M. details and Confidentiality Agreement.*

615 WOOTEN RD
Unit 3: 45,329 SF

Parcel #: 6412302027

615 WOOTEN RD
Unit 5: 14,651 SF

Parcel #: 6412302025

615 WOOTEN RD
Unit 4: 22,760 SF

Parcel #: 6412302026

615 WOOTEN RD
Unit 7: 18,740 SF

Parcel #: 6412302031





615 WOOTEN RD

UNIT 3, 4, 5 & 7



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

GRANT SEANOR

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615 WOOTEN RD

CORPORATE NEIGHBORS

1. Boeing Company
2. Booz Allen Hamilton
3. CACI International, Inc.
4. Jacobs Technology Inc.
5. L3Harris
6. Lockheed Martin Corporation
7. Northrop Grumman
8. Raytheon Company
9. SAIC
10. US Army Corp Of Engineers
11. UTC Aerospace Systems



DRIVE TIMES

Peterson AFB	6 minutes
Downtown COS	13 minutes
COS Airport	13 minutes
I-25	15 minutes
NORAD	22 minutes
Fort Carson	23 minutes
Schriever AFB	23 minutes
Air Force Academy	32 minutes
DIA	1.5 hours

COLORADO SPRINGS AIRPORT