



Colorado Springs  
Commercial

# 3405 N EL PASO ST

COLORADO SPRINGS, CO 80907



**FOR SALE**

12,000 SF OFFICE/WAREHOUSE

**FOR LEASE**

4,555 - 12,000 SF OFFICE/WAREHOUSE

4 MINUTES  
TO I-25



**NEW ROOF AND  
PARKING LOT  
IN 2023**

# PROPERTY FEATURES



**SALE PRICE**  
\$1,800,000



**LEASE RATE**  
Suite A: \$12.00/SF  
Suite B: \$7.50/SF



**EXPENSES**  
\$2.50 PER RSF  
(2024 Est.)



**BUILDING SIZE**  
12,000 SF



**OFFICE AREA**  
±3,645 SF



**SITE AREA**  
0.62 AC



**CLEAR HEIGHT**  
12'



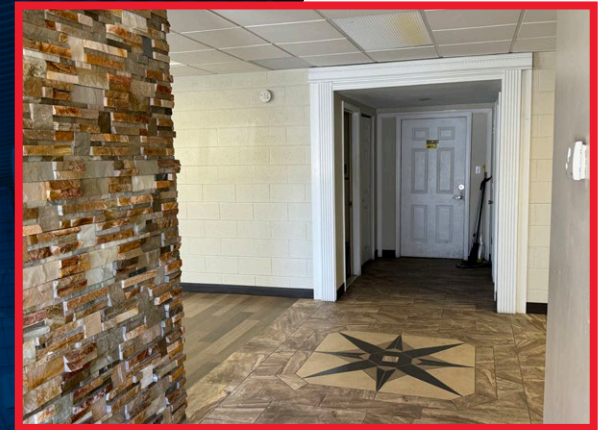
**LOADING**  
(2) Drive-In  
Doors



**ZONING**  
LI  
(Light Industrial)



**YEAR BUILT**  
1973

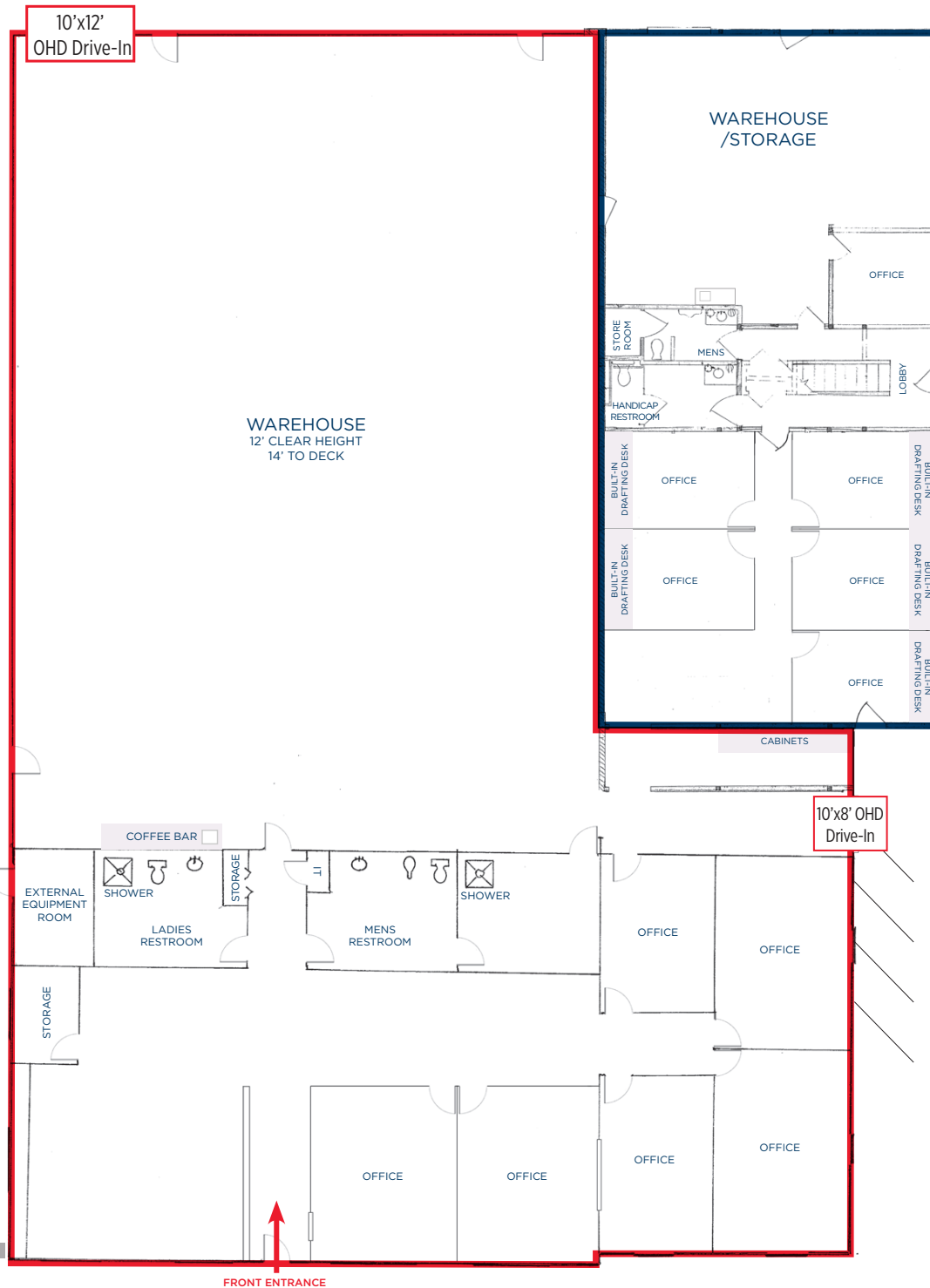


# FLOOR PLAN

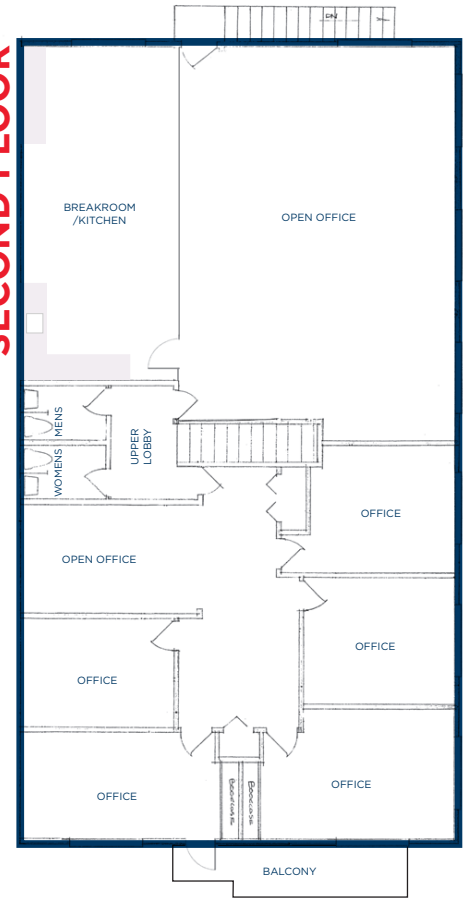


\* NOT TO SCALE



**FIRST FLOOR**

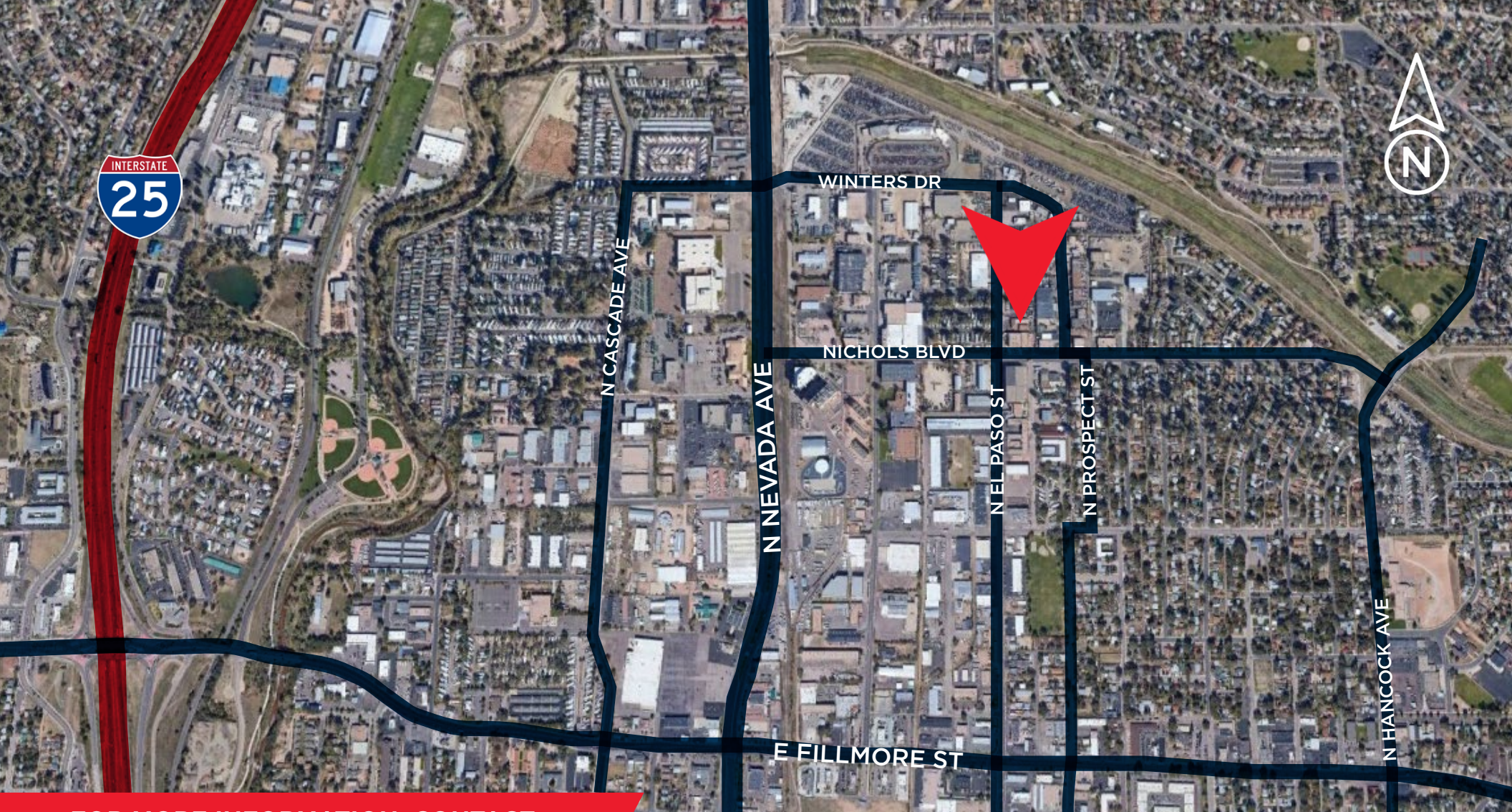


**SECOND FLOOR**



## LEASE DEMISING PLAN

	<b>SUITE A</b> <b>7,445 SF</b>	<u>3,800 SF</u> <u>WAREHOUSE</u> <u>3,645 SF</u> <u>OFFICE</u>
		<b>SUITE B</b> <b>4,555 SF</b>



**FOR MORE INFORMATION, CONTACT:**

**AARON HORN**

Sr, Managing Director

+1 719 418 4070

ahorn@coscommercial.com

**HEATHER MCKEEN**

Director

+1 719 418 4062

hmauro@coscommercial.com



**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.