



Colorado Springs Commercial

# 4935 N 30th St

COLORADO SPRINGS, CO 80919

**PRICE REDUCED** \$2,700,000

13,146 SF OFFICE FOR SALE OR LEASE





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 one 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.



**Building Size** 13,146 SF



Site Area .69 AC



**Parking** 42 Spaces



#### PRICE REDUCED | Owner Carry Available

**Sale Price** \$2,300,000 (\$174.95/SF) **Taxes** (2024)

\$15,409.73

11.112 SF



**Year Built** 1985



**Available Space** 

**Lease Rate** \$16.00 per RSF NNN

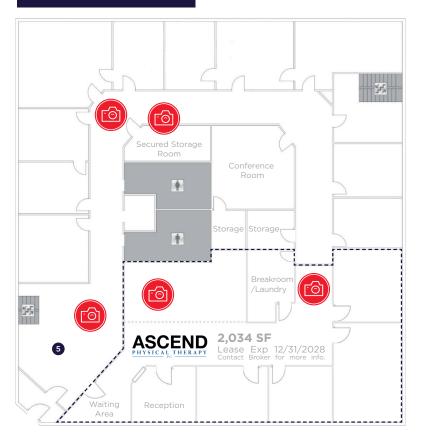
Expenses (2025 Est.) \$5.80 per RSF



Zoning PIP2



## **1ST FLOOR**





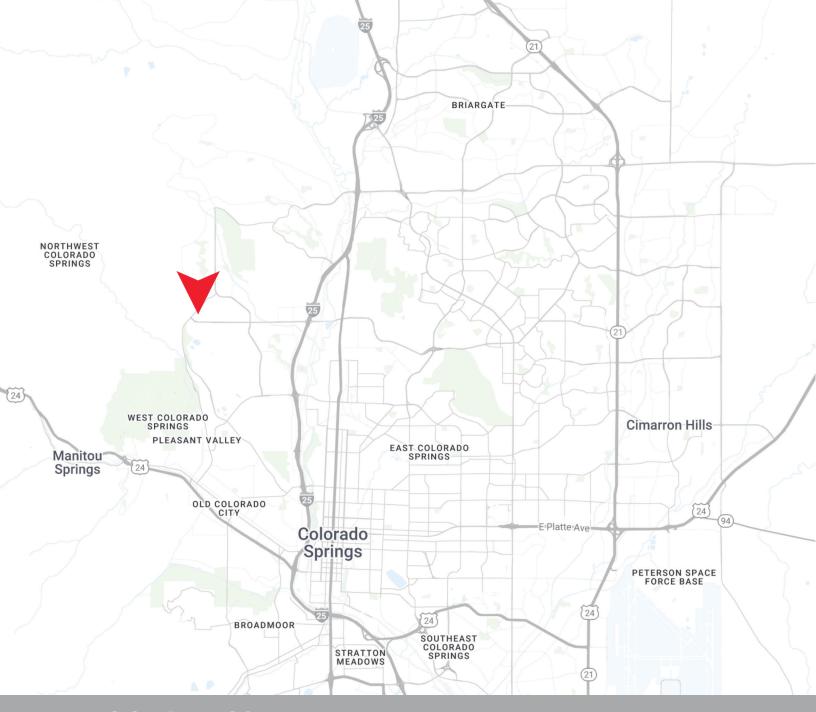












#### **DEMOGRAPHICS**



POPULATION

6,127 44,401 120,691



AVERAGE HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES \$110,519 \$104,675 \$97,877



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