



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

4935 N 30th St

COLORADO SPRINGS, CO 80919

PRICE REDUCED

~~\$2,700,000~~ **\$2,300,000**

13,146 SF OFFICE
FOR SALE OR LEASE



Mountain View From 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 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



Year Built
1985

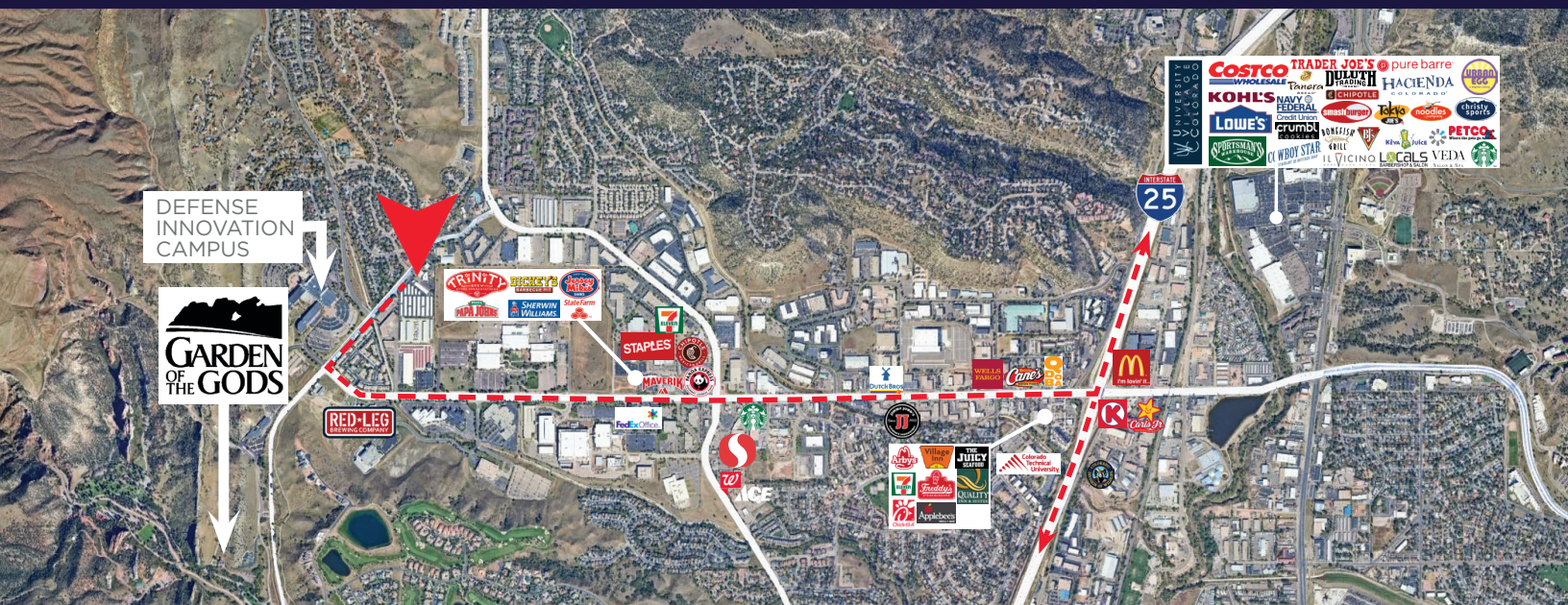


Zoning
PIP2

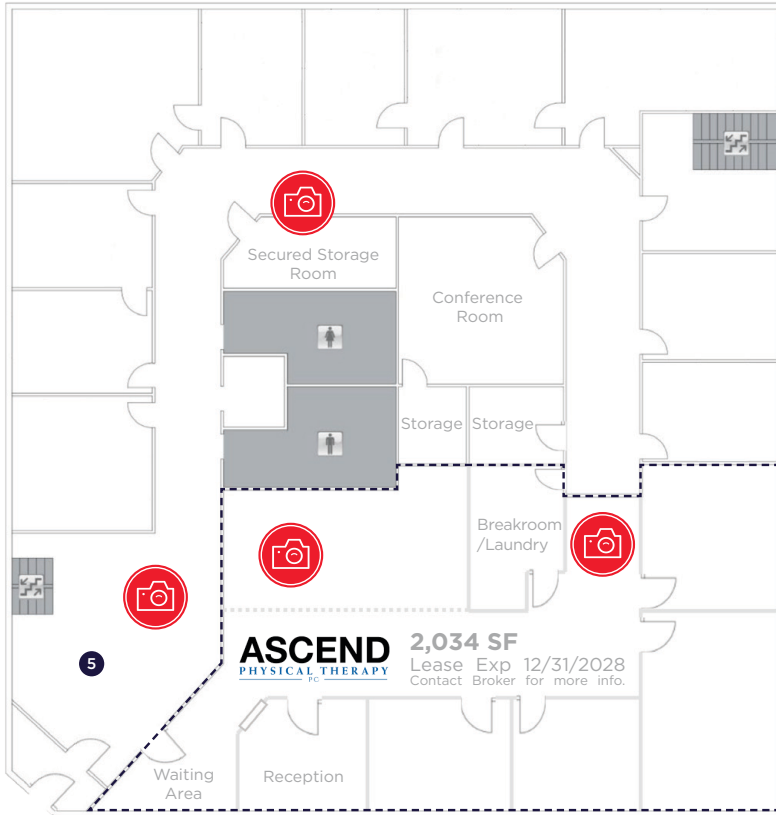
\$ PRICE REDUCED | Owner Carry Available

Sale Price **\$2,300,000 (\$174.95/SF)**
Taxes (2024) **\$15,409.73**

\$ Available Space **11,112 SF**
Lease Rate **\$16.00 per RSF NNN**
Expenses (2025 Est.) **\$5.80 per RSF**



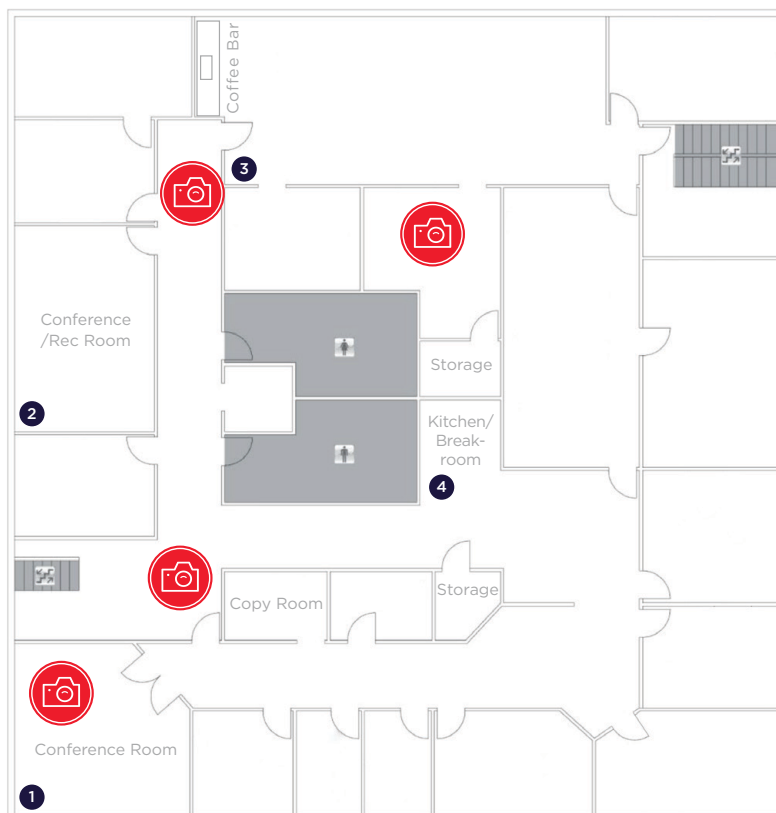
1ST FLOOR



2ND FLOOR



Click Icons to view Additional photos





DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
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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