



Colorado Springs
Commercial

DOWNTOWN OFFICE | FOR SALE
VALUE-ADD OR OWNER-USER



HISTORIC ALAMO BUILDING
128 S TEJON ST. COLORADO SPRINGS, CO 80903

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the 128 S Tejon St. ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield | Colorado Springs Commercial ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

Exclusive Listing Brokers



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

DAVID SCHROEDER

Managing Director

719-418-4066

dschroeder@coscommercial.com



CUSHMAN &
WAKEFIELD

STEVEN LEONARD

Managing Director

415-722-1080

steven.leonard@cushwake.com

The Alamo Building





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II *Downtown Market* **OVERVIEW**

III *Tenancy* **OVERVIEW**



I *Executive* SUMMARY

Executive **SUMMARY**

128 S. Tejon Street presents a rare opportunity to acquire one of Downtown Colorado Springs' most distinctive and historically significant commercial properties. Known as the Historic Alamo Building, the property combines irreplaceable architecture, established tenancy and a premier Tejon Street address with a compelling value-add investment opportunity in the heart of the city's downtown core.

Originally developed as the Alamo Hotel in 1886, the building has been a recognizable part of Colorado Springs for more than a century and is listed on the National Register of Historic Places. Its historic brick façade, arched windows and architectural detailing create a character and sense of place that cannot be replicated through new construction, distinguishing the property from more conventional office and commercial inventory.

The property is currently 54% leased, providing an attractive balance of existing in-place income and substantial upside through future lease-up. With nearly half of the building available, a new owner has the opportunity to increase occupancy, grow NOI and create additional value through a focused leasing and repositioning strategy. The building's unique architecture, flexible commercial environment and highly walkable downtown location provide a strong foundation for attracting office, service, creative and other commercial users seeking an address with greater identity than a traditional office building.

For investors, 128 S. Tejon Street offers a combination that is increasingly difficult to find: historic character, existing cash flow and meaningful value-add potential in a premier downtown location. The current occupancy creates a clear

path to enhancing asset performance through additional leasing, while the property's architecture, recognizable restaurant tenant and Tejon Street presence provide an identity that sets it apart within the Colorado Springs commercial market.

Adding to the asset's profile is MacKenzie's Chop House, one of Downtown Colorado Springs' longstanding and best-known dining destinations. Located within the Historic Alamo Building since 1997, MacKenzie's has built a reputation for upscale steakhouse dining, business lunches, special occasions and private events. Its established presence brings additional recognition and activity to the property while reinforcing 128 S. Tejon Street as a familiar destination within the downtown market.

The building is positioned directly along the Tejon Street corridor, placing tenants within walking distance of an extensive mix of restaurants, coffee shops, hotels, entertainment venues, government offices and cultural destinations. The property also benefits from convenient access to nearby public and private parking, major downtown thoroughfares and Interstate 25, supporting both employees and visitors.

The offering represents an opportunity to acquire not simply another downtown investment property, but a genuine piece of Colorado Springs history with the potential for its next chapter to deliver significant long-term value.

The Alamo Building



SQUARE FEET
43,226 SF



SITE ACRES
0.43 AC



YEAR BUILT
1886



PARCEL #
6418302015



OF SUITES
14



OF TENANTS
8



VACANT SF
19,975 SF



LEASED
54%



HISTORIC LANDMARK
NATIONAL REGISTER



PRICE PER SF
\$115.44

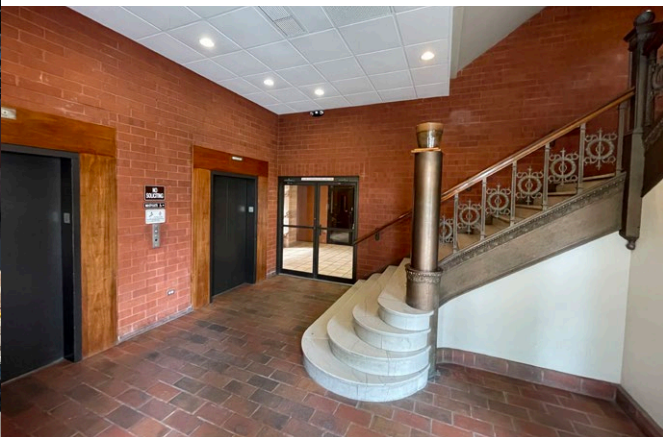


SALE PRICE
\$4,990,000

The Alamo Building



The Alamo Building





Downtown Market **OVERVIEW**

Downtown in Motion



DOWNTOWN MOMENTUM

Downtown Colorado Springs continues to evolve from a traditional central business district into a vibrant mixed-use destination. New residential development, hospitality investment, restaurants, entertainment and cultural attractions are extending activity beyond the traditional workday and bringing a broader mix of residents, employees and visitors into the urban core.

At the center of that activity is Tejon Street, downtown's primary pedestrian and commercial corridor. Its concentration of dining, hospitality, professional services and entertainment creates an amenity-rich environment that is difficult to replicate elsewhere in the market.

For businesses and property owners alike, the continued investment in Downtown Colorado Springs reinforces the long-term appeal of well-positioned real estate within the city's established urban core.

TEJON STREET

*Downtown's
Commercial Spine*

Home to one of the city's strongest concentrations of restaurants, businesses, nightlife and pedestrian activity.

LIVE + WORK + PLAY

A True Mixed-Use District

Residential growth and expanding hospitality, dining and entertainment uses are creating activity throughout the day and evening.

DESTINATION ANCHORS

*More Than an
Office District*

Weidner Field, the U.S. Olympic & Paralympic Museum, Pikes Peak Center and downtown hotels draw visitors from throughout the region.

CONTINUED INVESTMENT

*Momentum in the
Urban Core*

Public and private investment in infrastructure, redevelopment and placemaking continues to strengthen Downtown Colorado Springs.

IRREPLACEABLE DOWNTOWN LOCATION

As infill opportunities become increasingly limited, established properties along the Tejon Street corridor offer a level of location, identity and walkability that is increasingly difficult to reproduce.

The Alamo Building



The Heart of Downtown Colorado Springs

About The Property

Positioned along Tejon Street in the center of Downtown Colorado Springs, 128 S. Tejon Street places ownership directly within the city's most established business, dining and entertainment district. The property is surrounded by a diverse mix of restaurants, hotels, professional services, government uses and cultural destinations, creating an active environment that draws employees, residents and visitors throughout the day.

Downtown's continued evolution is expanding the range of users attracted to the urban core. New downtown residential development, hospitality investment and an increasingly diverse restaurant and retail scene are strengthening the area beyond its traditional office base. For commercial users, this creates an increasingly compelling location where employees and customers can access a broad mix of amenities within a highly walkable setting.

Tejon Street remains at the center of that activity, serving as one of downtown's primary pedestrian and commercial corridors. 128 S. Tejon benefits from this established positioning while offering flexibility for an owner/user seeking a recognizable downtown presence. Existing tenancy provides an income component, while available space creates opportunities for occupancy, additional leasing or a combination of both as the downtown market continues to grow.

With convenient access to Interstate 25 and the broader Colorado Springs market, the property combines the connectivity of a central business district location with the character and amenity base that increasingly differentiate Downtown Colorado Springs as a place to work, dine, visit and invest.

About Downtown Colorado Springs

Downtown Colorado Springs is experiencing a period of sustained growth and transformation, driven by significant public and private investment, increasing residential density, and a renewed focus on walkability and placemaking. Once primarily an office-driven environment, downtown has evolved into a vibrant mixed-use district with a growing full-time population and expanding visitor base.

Recent years have brought a wave of new development, including multifamily projects, boutique hotels, and adaptive reuse initiatives that are reshaping the urban landscape. This growth has been matched by an influx of new restaurants, retailers, and entertainment concepts, further strengthening downtown's role as a regional destination.

The area now supports a dense employment base alongside a rapidly expanding residential community—creating consistent demand for housing, retail, and hospitality uses. With limited remaining infill opportunities and strong barriers to entry, well-located sites within the urban core are increasingly valuable.

Downtown's continued evolution is supported by city initiatives focused on infrastructure improvements, public space enhancements, and long-term economic development—positioning the district for sustained growth. For developers and investors, the opportunity lies in participating in this upward trajectory by activating sites that contribute to the next phase of downtown Colorado Springs.

**DOWNTOWN
COLORADO SPRINGS**

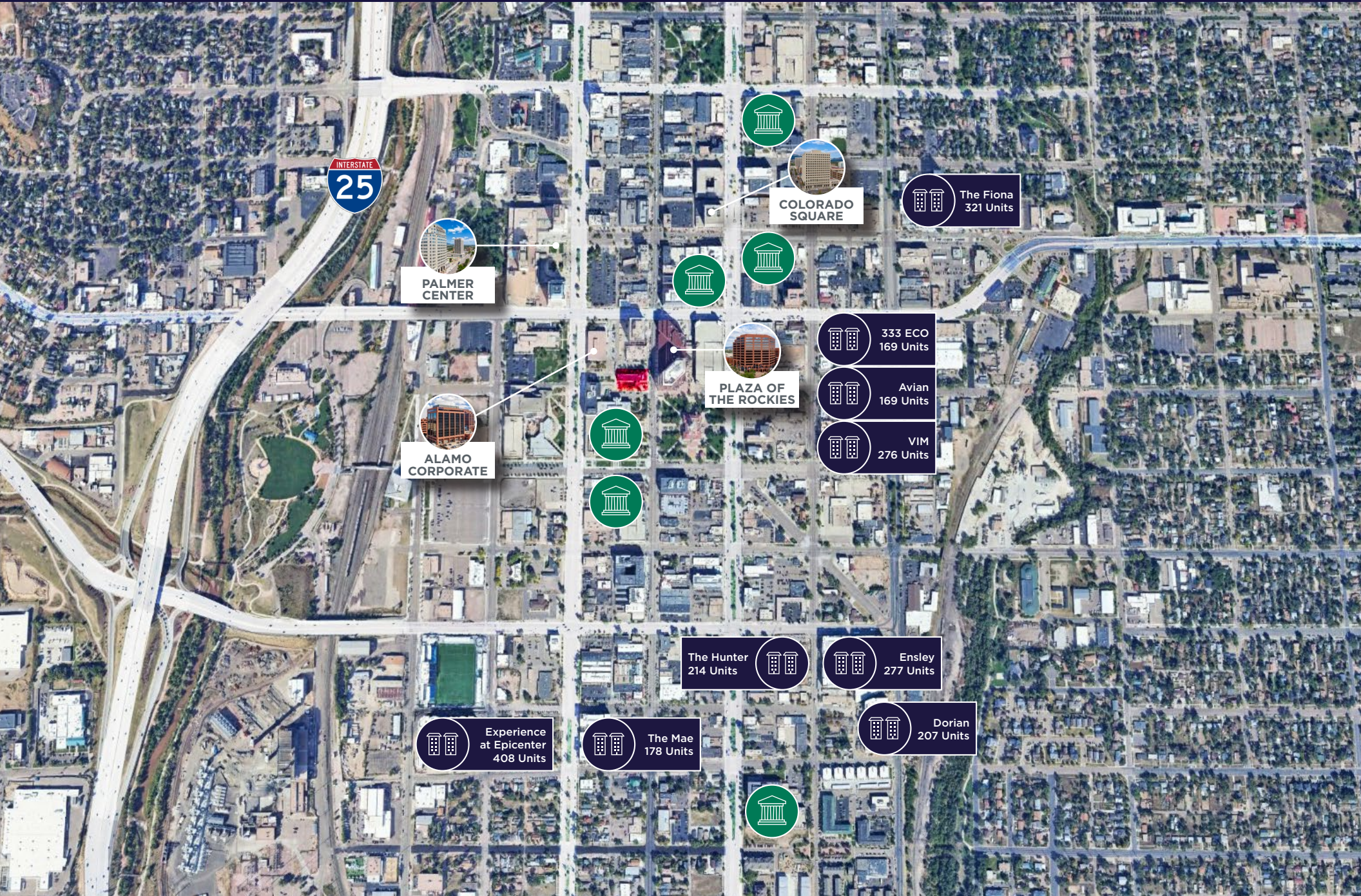
OFFICE
TOWERS



MULTIFAMILY
PROPERTIES



STATE/FEDERAL
BUILDINGS



INTERSTATE
25



**PALMER
CENTER**



**ALAMO
CORPORATE**



**COLORADO
SQUARE**



**PLAZA OF
THE ROCKIES**



**The Fiona
321 Units**



**333 ECO
169 Units**



**Avian
169 Units**



**VIM
276 Units**



**The Hunter
214 Units**



**Ensley
277 Units**



**Experience
at Epicenter
408 Units**



**The Mae
178 Units**



**Dorian
207 Units**



Demographics



HOUSEHOLDS

1 MILE	2 MILES	3 MILES
5,660	21,415	45,222



EDUCATION BACHELOR'S DEGREE OR HIGHER

1 MILE	2 MILES	3 MILES
37%	39%	36%



RENTER OCCUPIED HOUSEHOLDS

1 MILE	2 MILES	3 MILES
3,863	12,115	24,182



POPULATION

1 MILE	2 MILES	3 MILES
11,838	45,526	97,703



MEDIAN AGE

1 MILE	2 MILES	3 MILES
38.2	38.5	39.1



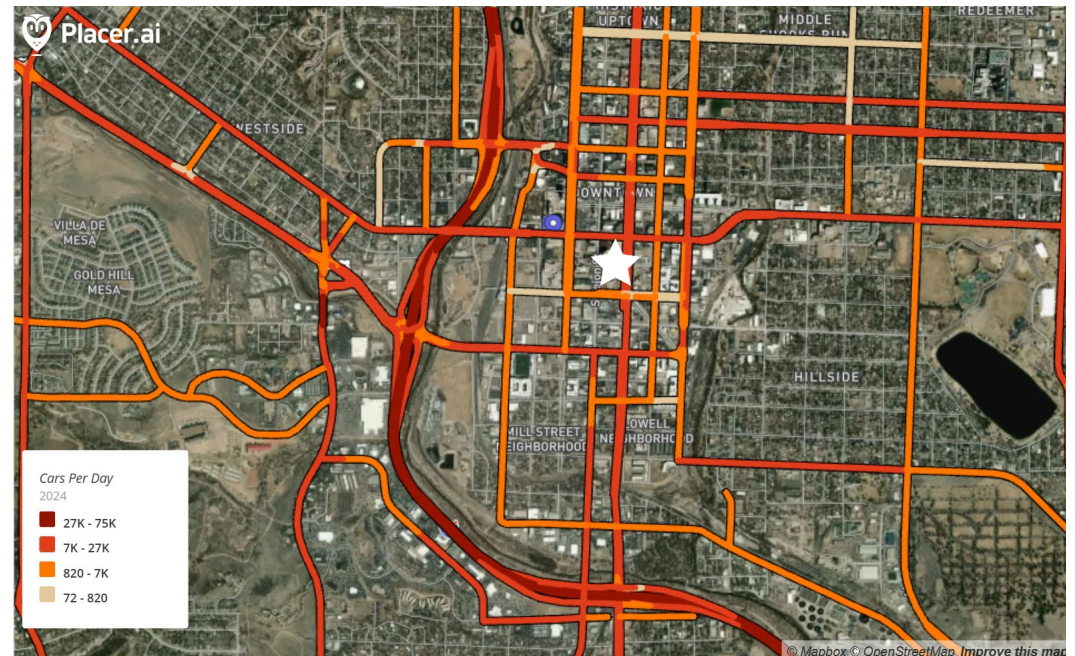
OWNER OCCUPIED HOUSEHOLDS

1 MILE	2 MILES	3 MILES
2,062	9,914	22,047

DAYTIME EMPLOYMENT 2 MILE RADIUS

TOTAL BUSINESSES	6,074	47,083
Business Employment by Type		
Business Type	# of Businesses	# of Employees
Retail & Wholesale Trade	521	5,076
Hospitality & Food Service	277	4,172
Real Estate, Renting, Leasing	241	1,178
Finance & Insurance	465	2,476
Information	102	2,168
Scientific & Technology Services	773	4,030
Health Care & Social Assistance	2,261	10,155
Educational Services	80	2,540
Public Administration & Sales	130	4,697
Arts, Entertainment, Recreation	117	1,690
Utilities & Waste Management	147	1,267
Construction	254	1,786
Manufacturing	86	942
Agriculture, Mining, Fishing	8	42
Other Services	604	4,827

TRAFFIC HEAT MAP

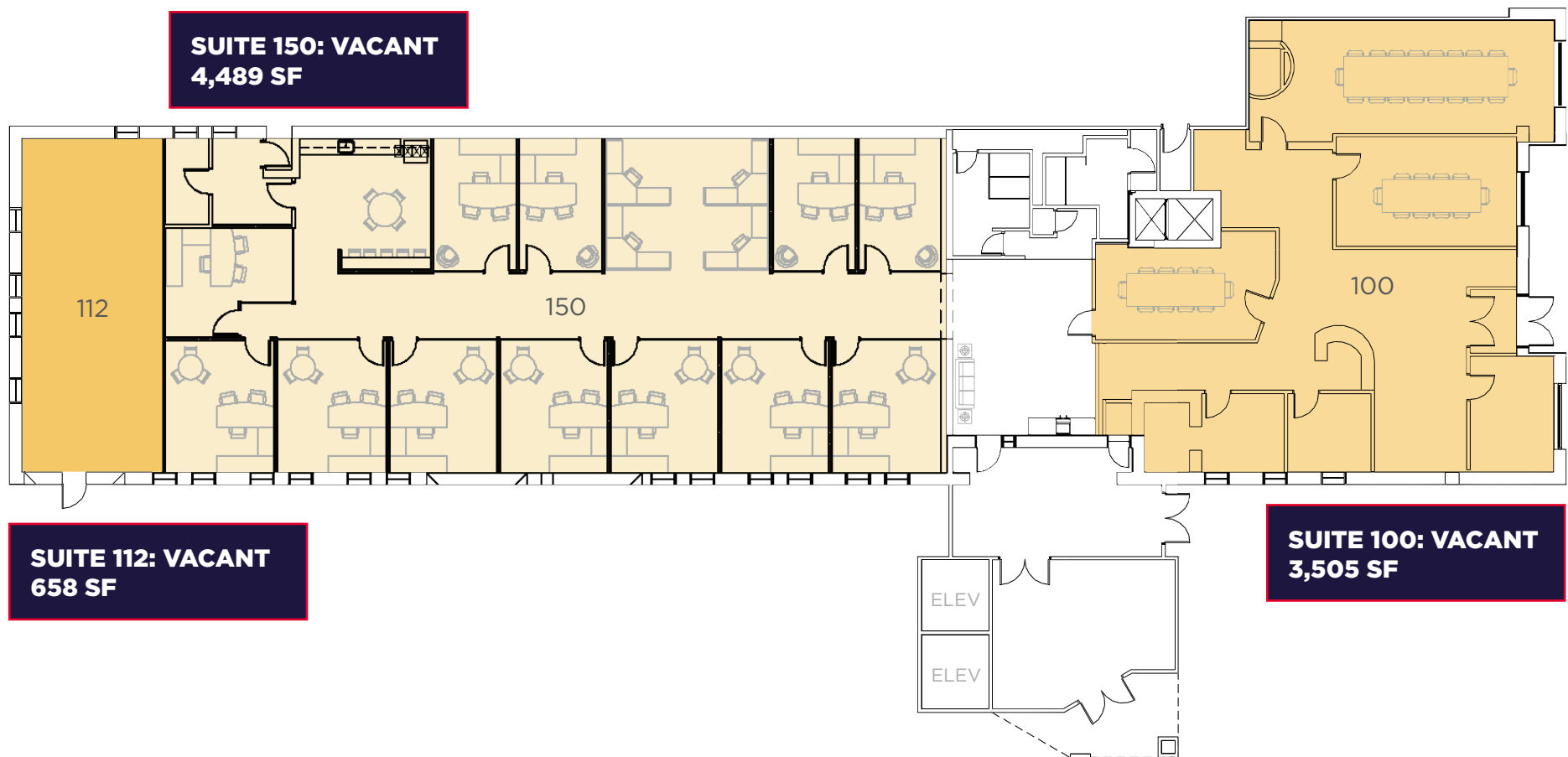




Tenancy OVERVIEW

The Alamo Building

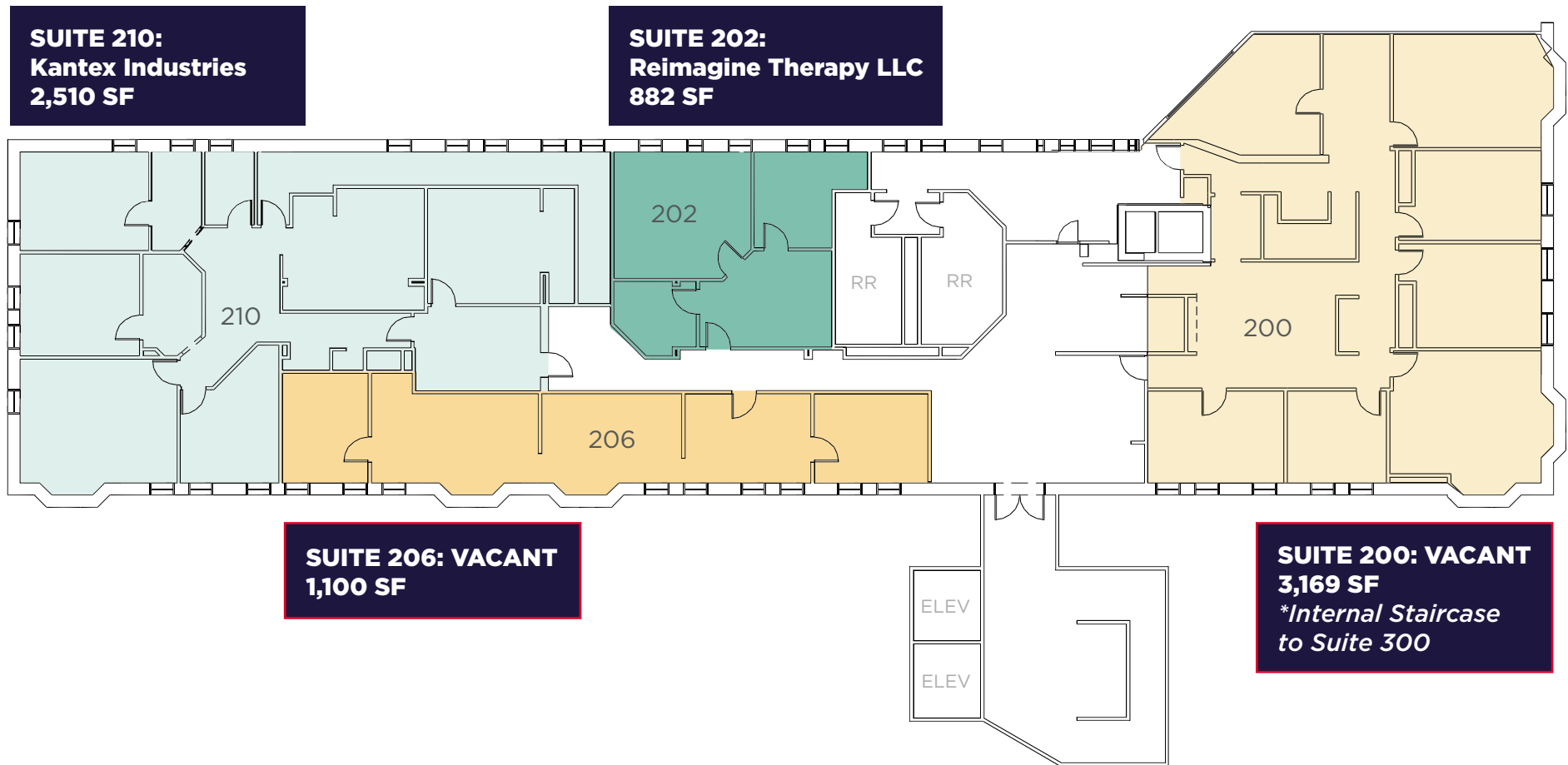
FIRST FLOOR



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

The Alamo Building

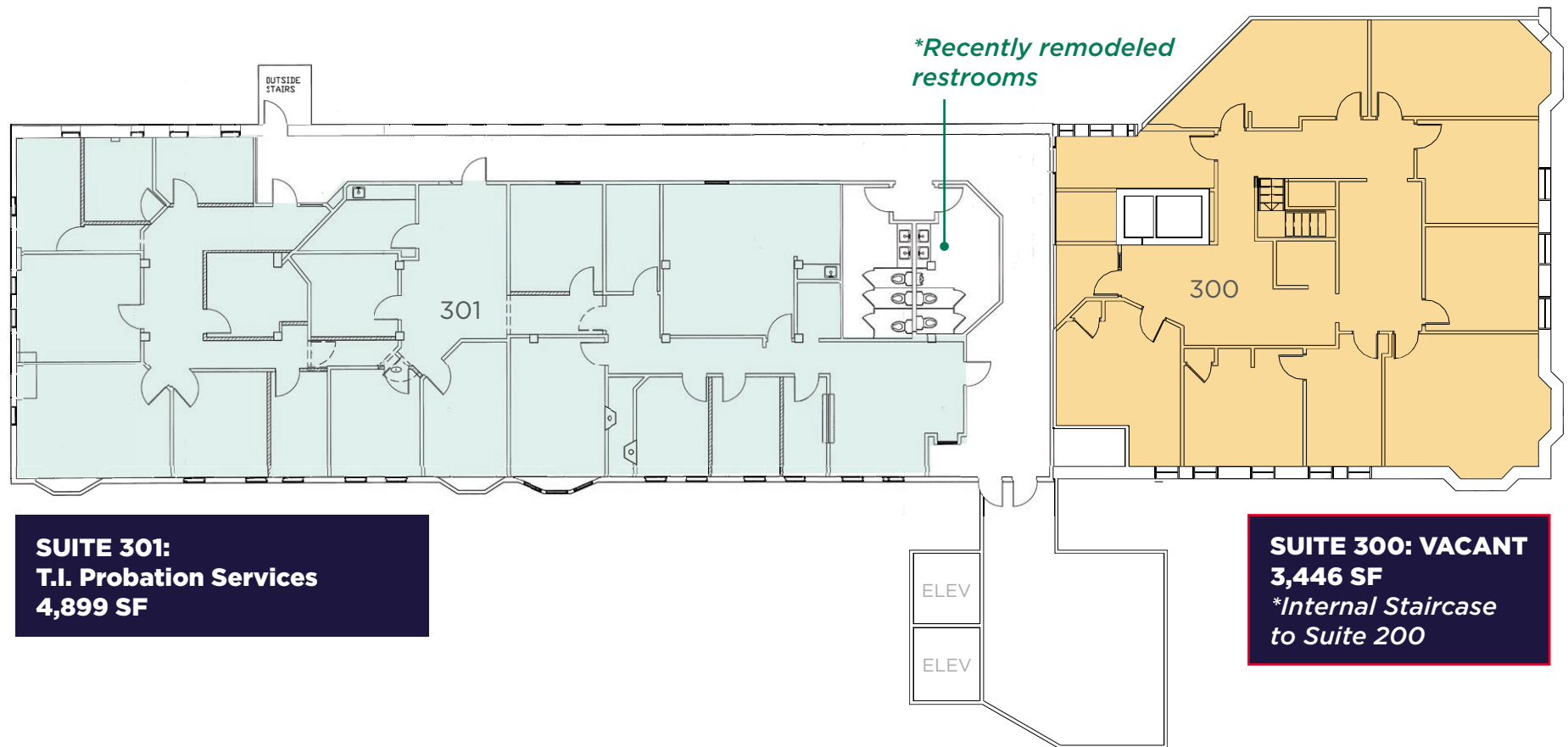
SECOND FLOOR



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

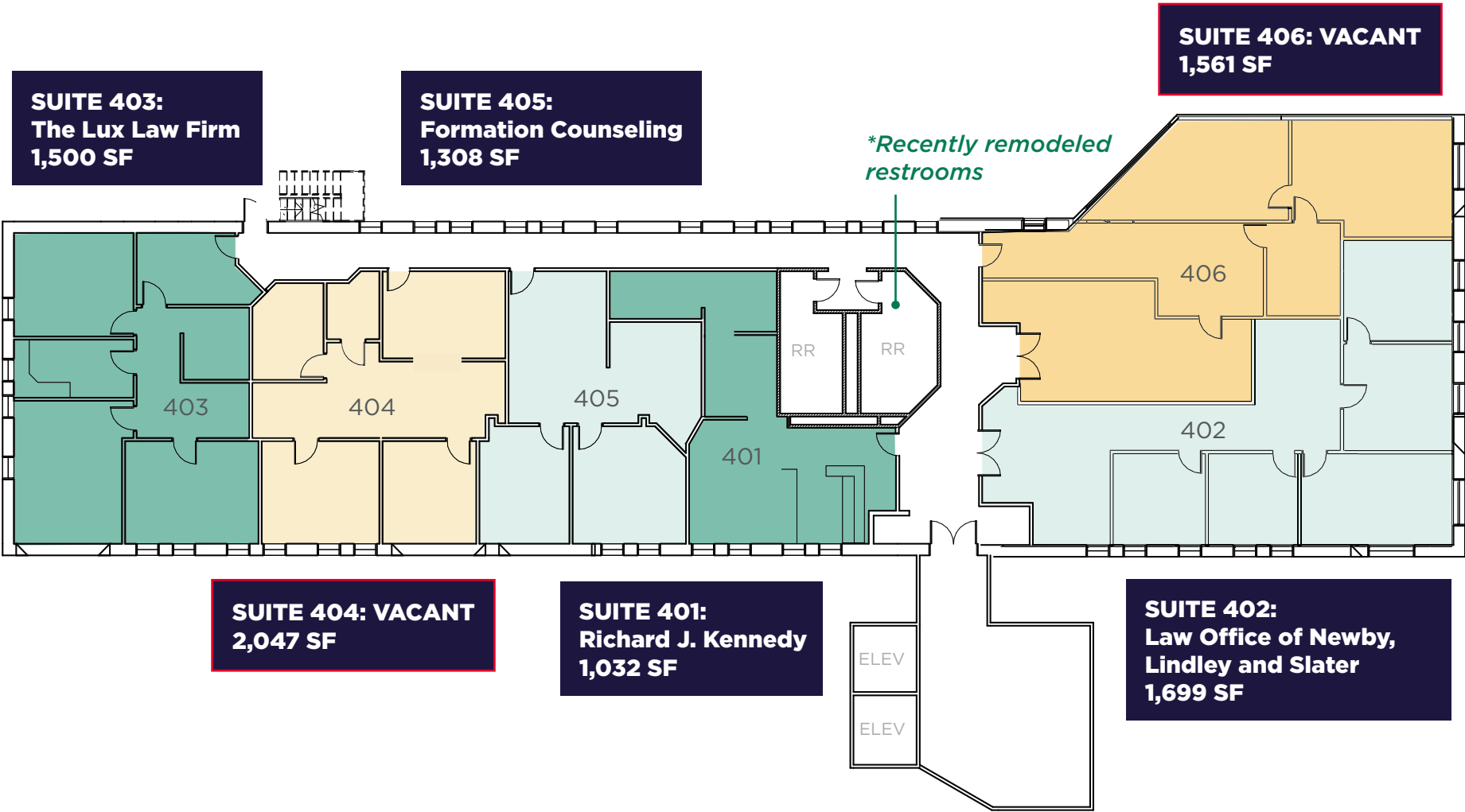
The Alamo Building

THIRD FLOOR



The Alamo Building

FOURTH FLOOR



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

Rent Roll

The Alamo Building

UNIT	TENANT	STATUS	SQUARE FEET
R	Finn's Tejon, Inc., dba MacKenzie's Chop House	Current	9,421
100		Vacant-Unrented	3,505
112		Vacant-Unrented	658
150		Vacant-Unrented	4,489
200		Vacant-Unrented	3,169
202	Reimagine Therapy LLC	Current	882
206		Vacant-Unrented	1,100
210	Kantex Industries	Current	2,510
300		Vacant-unrented	3,446
301	T.I. Probation Services	Current	4,899
401	Richard J. Kennedy	Current	1,032
402	Law Office of Newby, Lindley and Slater PLLC	Current	1,699
403	The Lux Law Firm, PLLC	Current	1,500
404		Vacant-Unrented	2,047
405	Formation Counseling Center	Current	1,308
406		Vacant-Unrented	1,561
14 Units		54.00% Occupied	43,226 SF

