



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

OFFICE | FOR SALE



ONE GATEWAY PLAZA

1330 INVERNESS DR. COLORADO SPRINGS, CO 80910

ONE GATEWAY PLAZA



SQUARE FEET
112,997 SF



SITE ACRES
4.64 AC



YEAR BUILT
1986



YEAR REMODELED
2018/2025



PARCEL #
6423306011



ZONING
MX-M HR AO



OCCUPANCY
69.1%



In-Place 2027 NOI
\$1,269,696



ASKING PRICE
\$11,500,000



CAP RATE
11.04%



PRICE PER SF
\$101.77



Pro-Forma NOI
(84% Leased)
\$1,767,844

DRIVE TIMES



11 Min. | COS Airport



15 Min. | I-25



26 Min. | Briargate



45 Min. | Pueblo



75 Min. | Denver Tech Center



90 Min. | Denver International Airport

**EXCLUSIVE
LISTING
BROKERS**



Colorado Springs Commercial

DAVID SCHROEDER

Managing Director

719-418-4066

dschroeder@coscommercial.com

PETER SCOVILLE

Principal

719-418-4063

pscoville@coscommercial.com

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