

FOR SALE

# OFFICE WITH WAREHOUSE

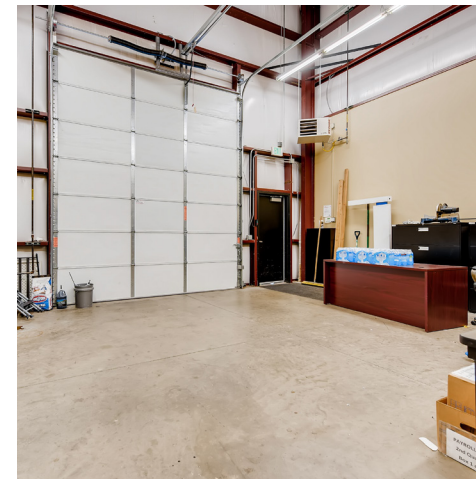
2005 Aeroplaza Drive / Colorado Springs, CO 80915

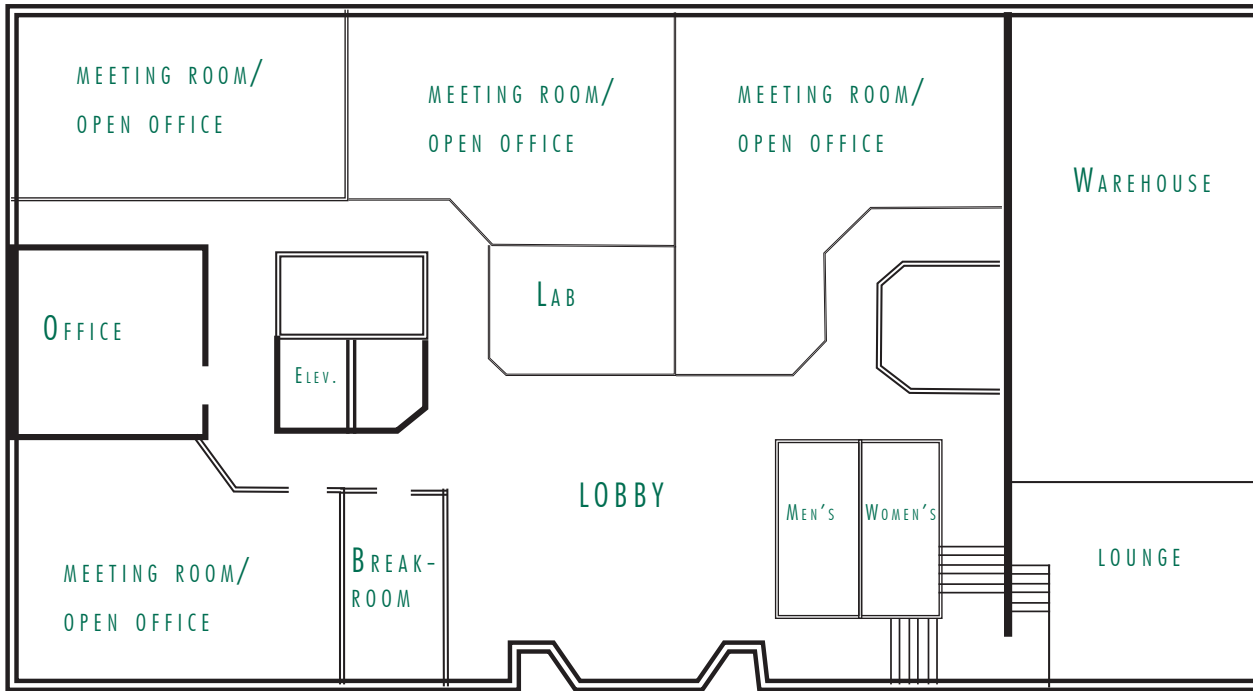
## THE OFFERING

CBRE is pleased to present for sale this two story office building with warehouse space. This asset has 15,499 total square feet and many different office configurations. The property offers 49 striped parking spaces with ability to create additional spaces, a backup generator, fiber to the building, an elevator and two elevated security rooms (built to 2009 SCIF standards). With high-end office finishes in addition to warehouse/storage space, this asset is a great opportunity for a defense contractor, research and development, or flex user. 6,800 SF is leased on the upper level, making this asset a great opportunity for owner-user or investor. Close proximity to Colorado Springs Airport and Peterson Air Force Base. Fenced and secured back parking/yard.

### PROPERTY DETAILS

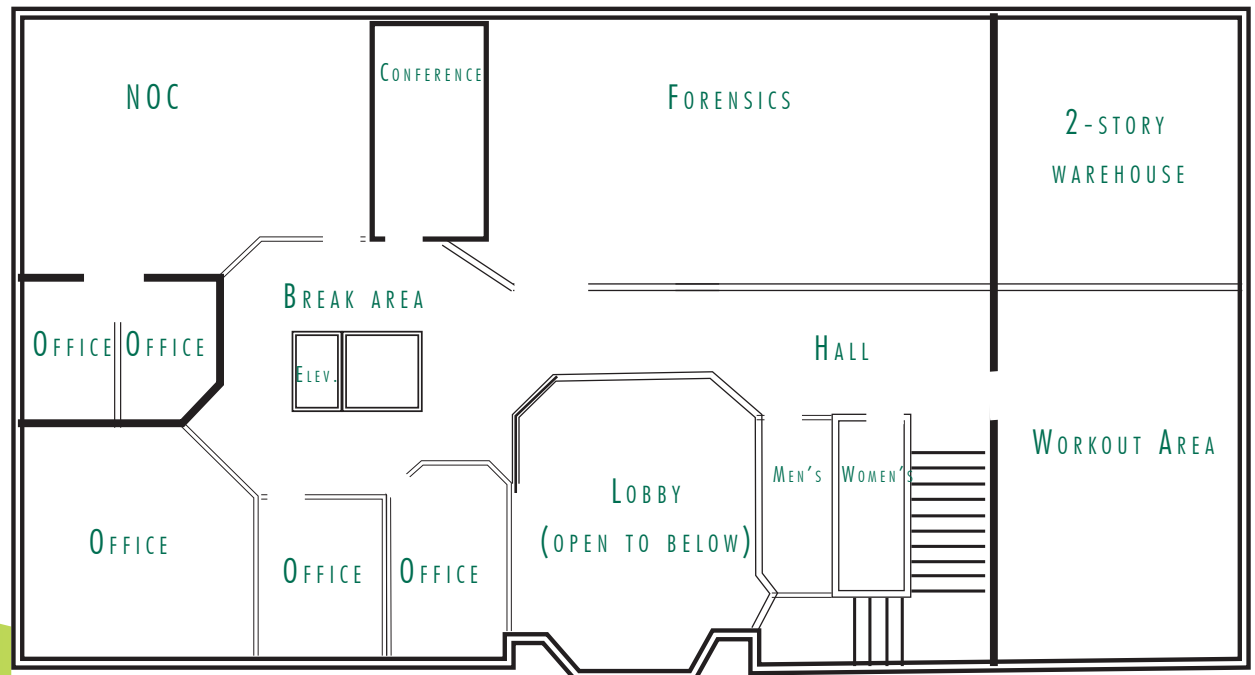
PRICE	\$1,990,000
BUILDING SIZE	15,499 SF
YEAR BUILT	2009
ACRES	0.97
SF Available	8,699
PARKING	49 Spaces + additional possible
DRIVE-INS	(1) 12' x 14'





FIRST FLOOR

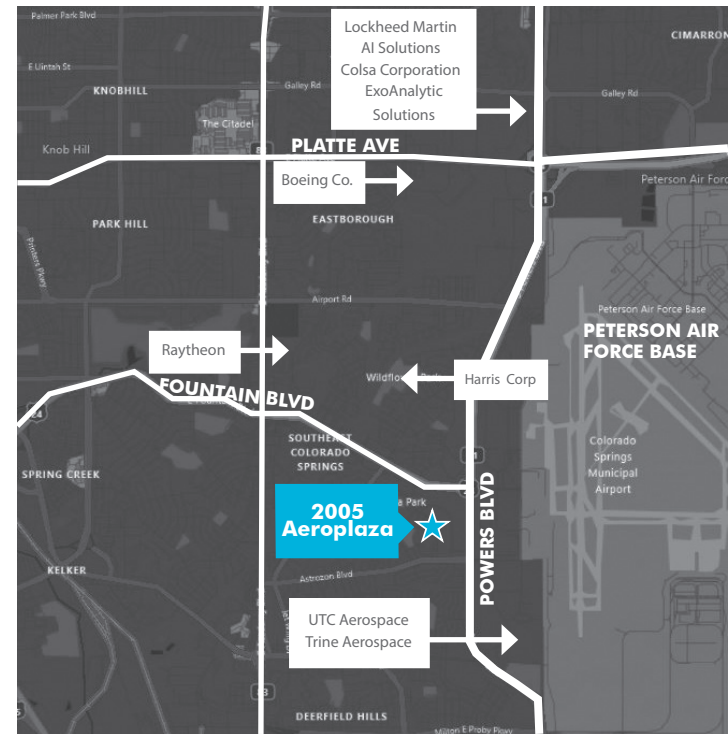
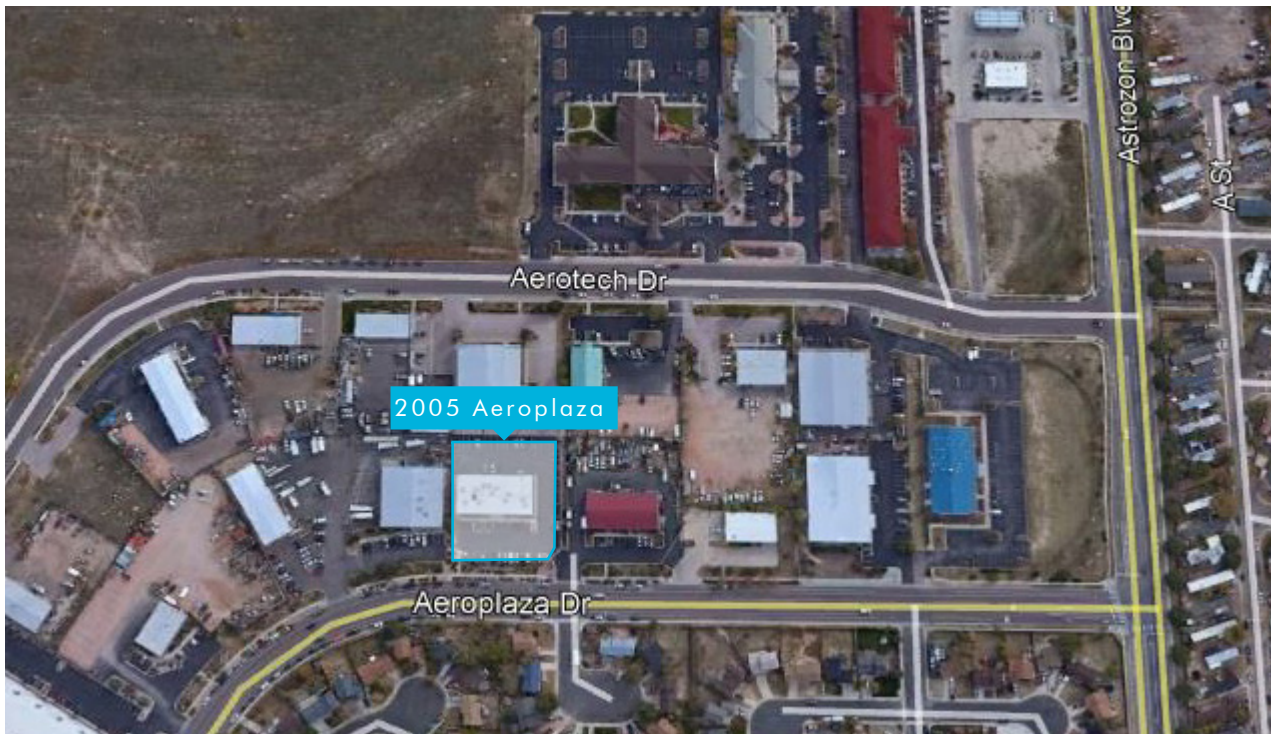
SECOND FLOOR











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