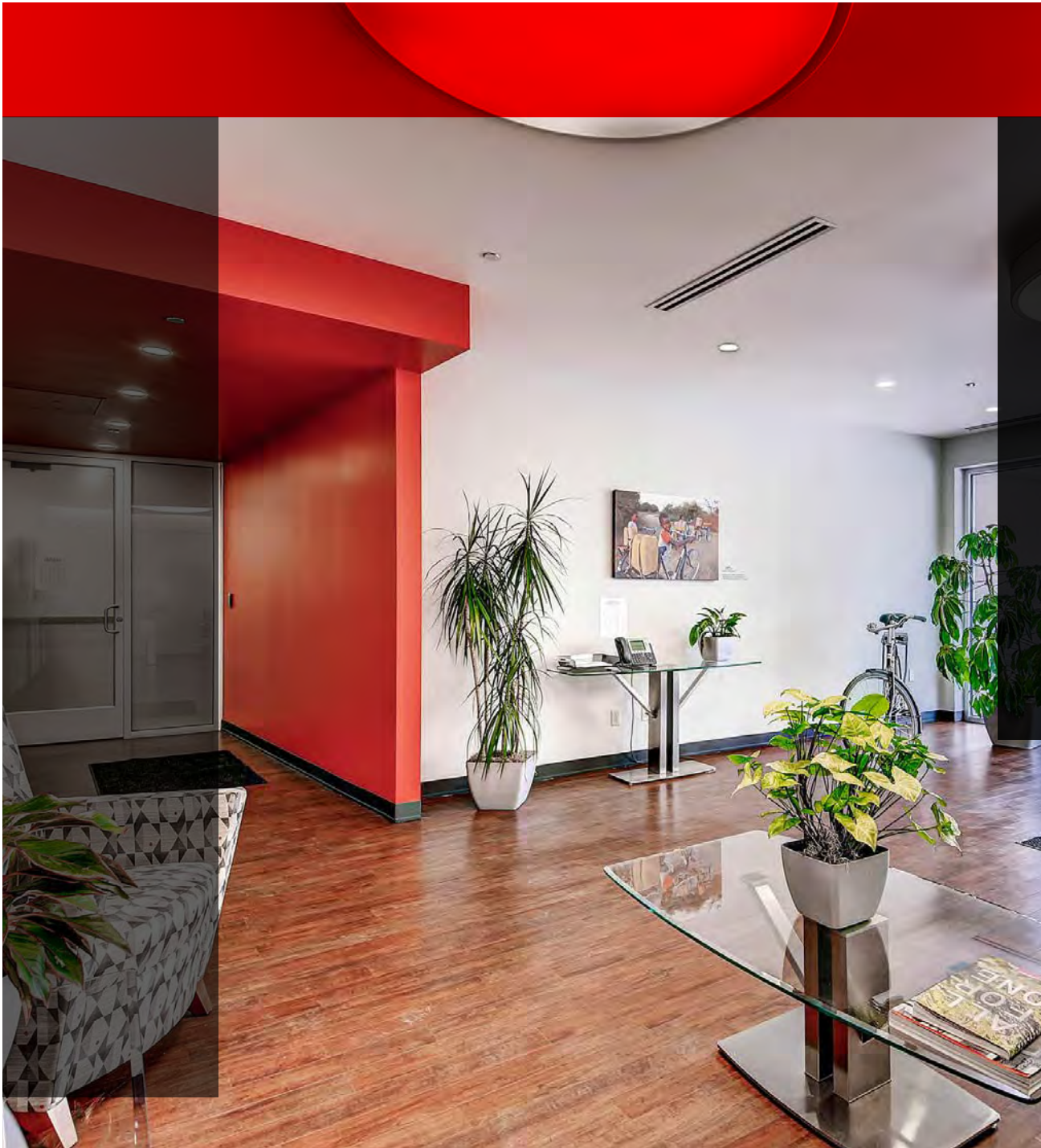


# 980 ELKTON DRIVE COLORADO SPRINGS, CO

 Newmark  
Knight Frank

 PINNACLE  
REAL ESTATE ADVISORS

AVAILABLE FOR SALE & LEASE



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**OPPORTUNITY**





## Single-tenant Class A Office/Flex Building Available

980 Elkton Drive is a 50,000 square foot, Class A flex office building located in the heart of the Garden of the Gods Business Park. The building offers a high level of interior finishes, functional and flexible layout, high parking ratio, excellent shipping/receiving access, men's & women's shower/locker rooms, on-site bike storage with a bike washing station, and abundant natural light. Nearby amenities include restaurants, shopping, hotels, golf, and hiking trails. The I-25 & Garden of the Gods interchange is 1.6 miles away, or a 7-minute drive, providing easy access to Downtown Colorado Springs or Denver.



**BUILDING AMENITIES**



## BUILDING AMENITIES:

- Monument & building signage
- Modern interior finishes
- Large break room with outdoor patio
- Secured main building lobby
- On-site bike washing station and bike storage
- Three (3) grade level 12' drive-in loading doors
- Training/conference rooms



An aerial photograph of a town, likely in a mountainous region. The top portion of the image shows a range of mountains with snow-capped peaks under a blue sky with scattered white clouds. The middle portion of the image is overlaid with a semi-transparent red filter. The bottom portion shows a detailed view of the town, including a multi-lane highway with an overpass, various commercial and residential buildings, parking lots, and green spaces. The text "LOCATION, LOCATION, LOCATION" is centered over the red overlay in a bold, white, sans-serif font.

**LOCATION, LOCATION, LOCATION**

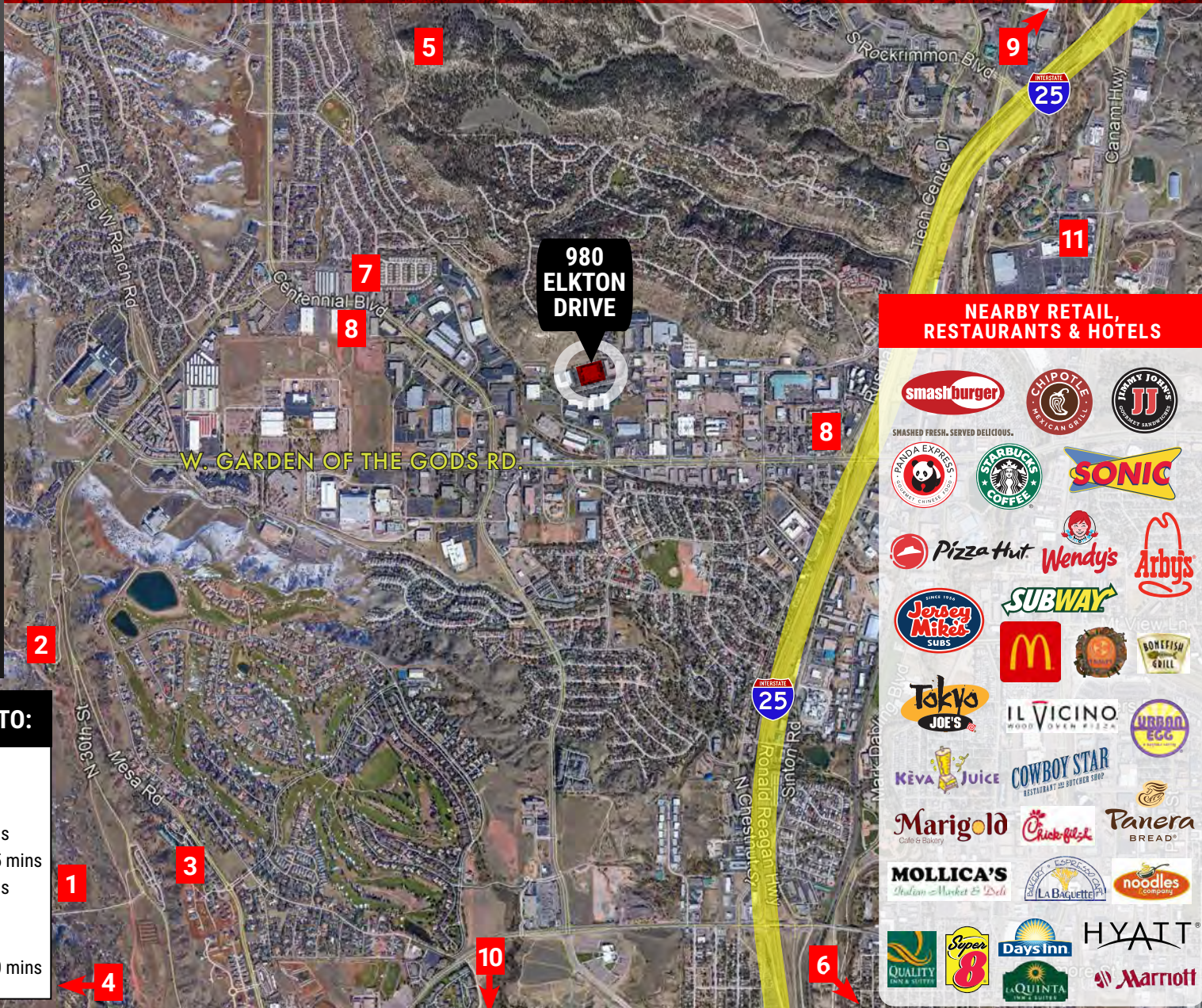
# Aerial // LOCATION

## NEARBY ATTRACTIONS

- 1** GARDEN OF THE GODS PARK
- 2** GLEN EYRIE CASTLE & CONFERENCE CENTER
- 3** GARDEN OF THE GODS RESORT & CLUB
- 4** MANITOU INCLINE
- 5** UTE VALLEY PARK
- 6** UNITED STATES OLYMPIC & PARALYMPIC MUSEUM
- 7** UNITED STATES POST OFFICE
- 8** FEDEX SHIP CENTER
- 9** GREAT WOLF LODGE
- 10** BROADMOOR HOTEL
- 11** UNIVERSITY VILLAGE COLORADO

## DISTANCE TO (IN MILES) / TIME TO:

I-25.....	1.6 miles, 7 mins
Interquest Parkway.....	10 miles, 16 mins
Monument .....	16.9 miles, 21 mins
DIA .....	79.5 miles, 1 hr 15 mins
Colorado Springs Airport ..	17.5 miles, 23 mins
Downtown Colorado Springs ..	5.8 miles, 12 mins
Denver Tech Center .....	55 miles, 54 mins
Downtown Denver .....	67.3 miles, 1 hr 10 mins



## NEARBY RETAIL, RESTAURANTS & HOTELS





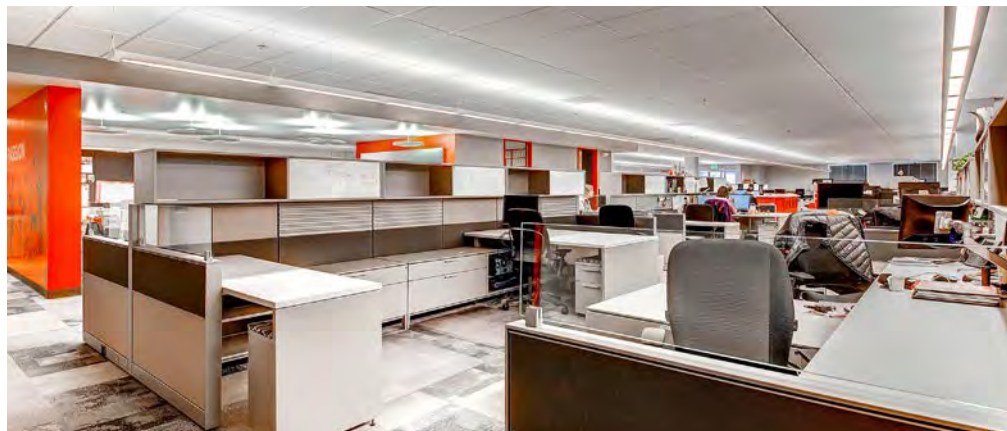


**SPECIFICATIONS**

# SPECIFICATIONS:

<b>LOCATION:</b>	Garden of the Gods Business Park
<b>PARCEL NUMBER:</b>	7324304012
<b>ACREAGE/LOT SIZE:</b>	4.35 Acres / 189,486 Square Feet
<b>LEGAL DESCRIPTION:</b>	Lot 1, Block 1, Deluxe Corporation Subdivision, Filing Number 1, Colorado Springs, Colorado
<b>YEAR BUILT:</b>	1994
<b>GROSS BUILDING AREA:</b>	51,337 SF
<b>LEASABLE BUILDING AREA:</b>	50,000 RSF
<b>PARKING:</b>	267 striped stalls of on-site surface parking. 5.34/1,000 RSF. Street parking is also available.
<b>HVAC:</b>	The building is cooled by 14 RTU's with a total of 163 tons. A central heating system heats the property.
<b>FOUNDATION:</b>	Continuous concrete footing supporting the walls and pad footing at each column. Slab on grade construction.

<b>ZONING:</b>	PIP2 HS
<b>BUILDING FRAME:</b>	The walls are 7" thick insulated pre-cast concrete load-bearing wall panels. The roof system is steel joists with a fluted metal deckway supported by steel girders and columns.
<b>WALL HEIGHT:</b>	20 Feet
<b>CEILING CLEAR HEIGHT:</b>	18 Feet
<b>FIRE/LIFE SAFETY:</b>	The fire (ceiling mounted wet sprinklered system) protection sprinklers and the backflow prevention devices are regularly inspected and maintained by an outside contractor. Smoke alarms, strobes, and fire extinguishers are located throughout the building. Fire hydrants are located on the street near the site.
<b>ROOF:</b>	The roof is a single-ply 60-millimeter EPDM membrane over built-up rigid insulation. The EPDM membrane is ballasted by gravel and flashed to the parapet walls. The roof membrane was replaced in 2019 and provides a transferable warranty through September 2039.
<b>LANDSCAPING:</b>	Landscaping is interspersed throughout the parking lot and building perimeter. Plantings consist of grass areas, small shrubs, and moderately sized trees. The site has an automatic irrigation system controlled by timers.



## PRICING:

SALE PRICE: \$7,000,000

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LEASE RATE: \$14.50 to \$15.00/RSF, NNN

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OPERATING EXPENSES: \$6.74 (2020 estimate)

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TENANT IMPROVEMENTS: Negotiable

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LEASE TERM: Seven to Ten Years

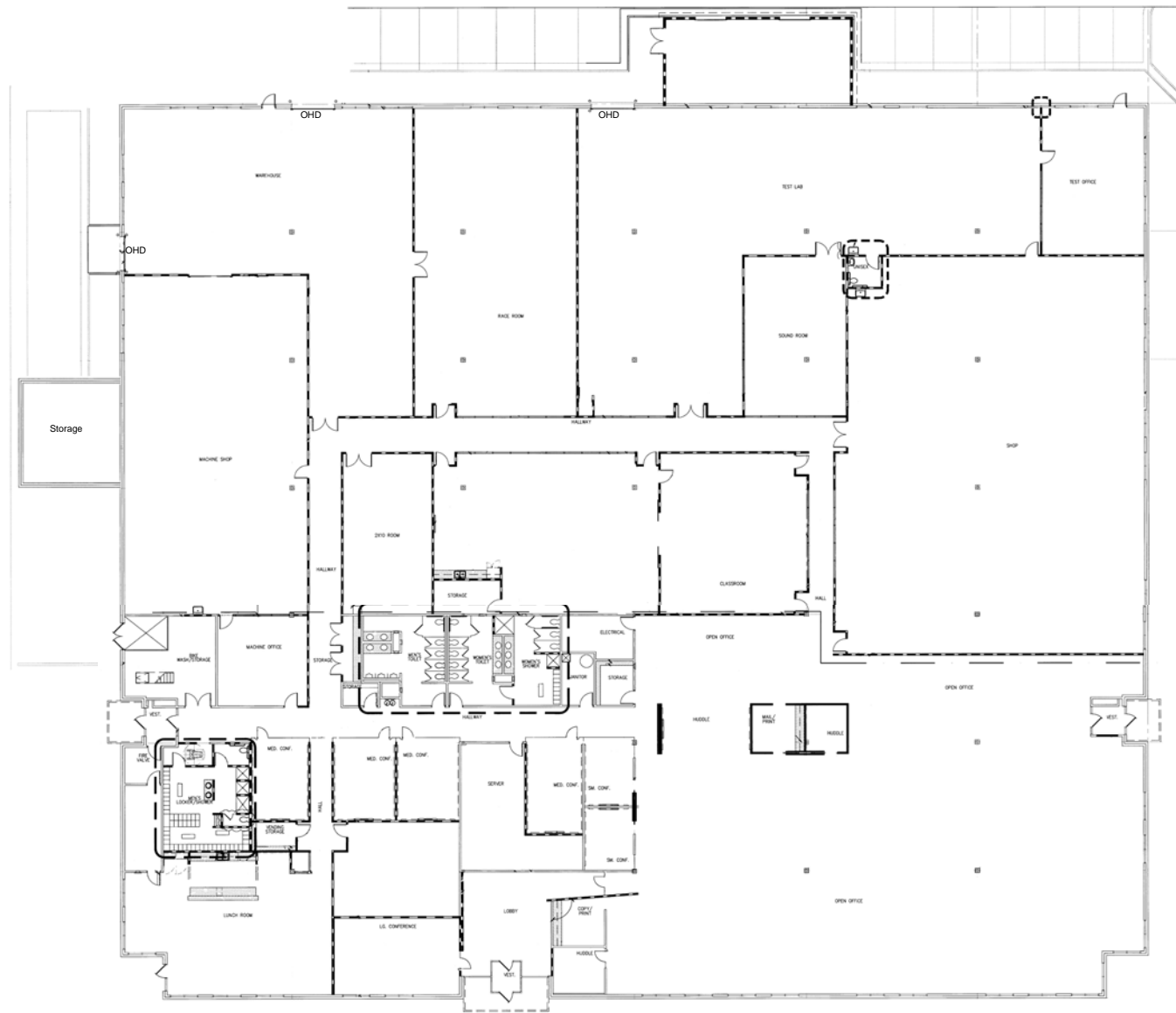
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AVAILABLE: February 1, 2022



# FLOOR & SITE PLANS

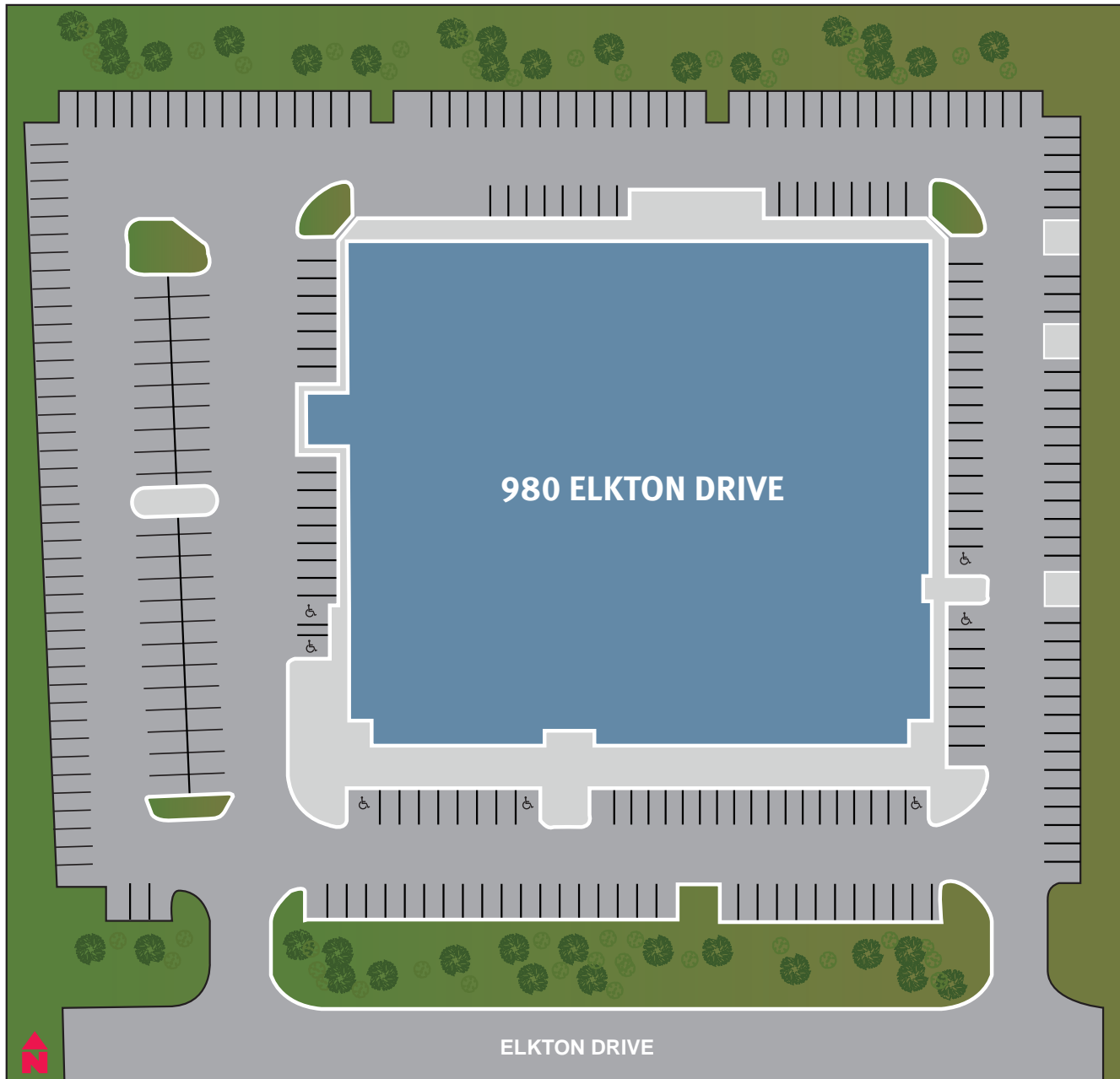
GARDEN  
OF THE  
GODS



**Floor Plan:**  
**50,000 RSF**



Site Plan:



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