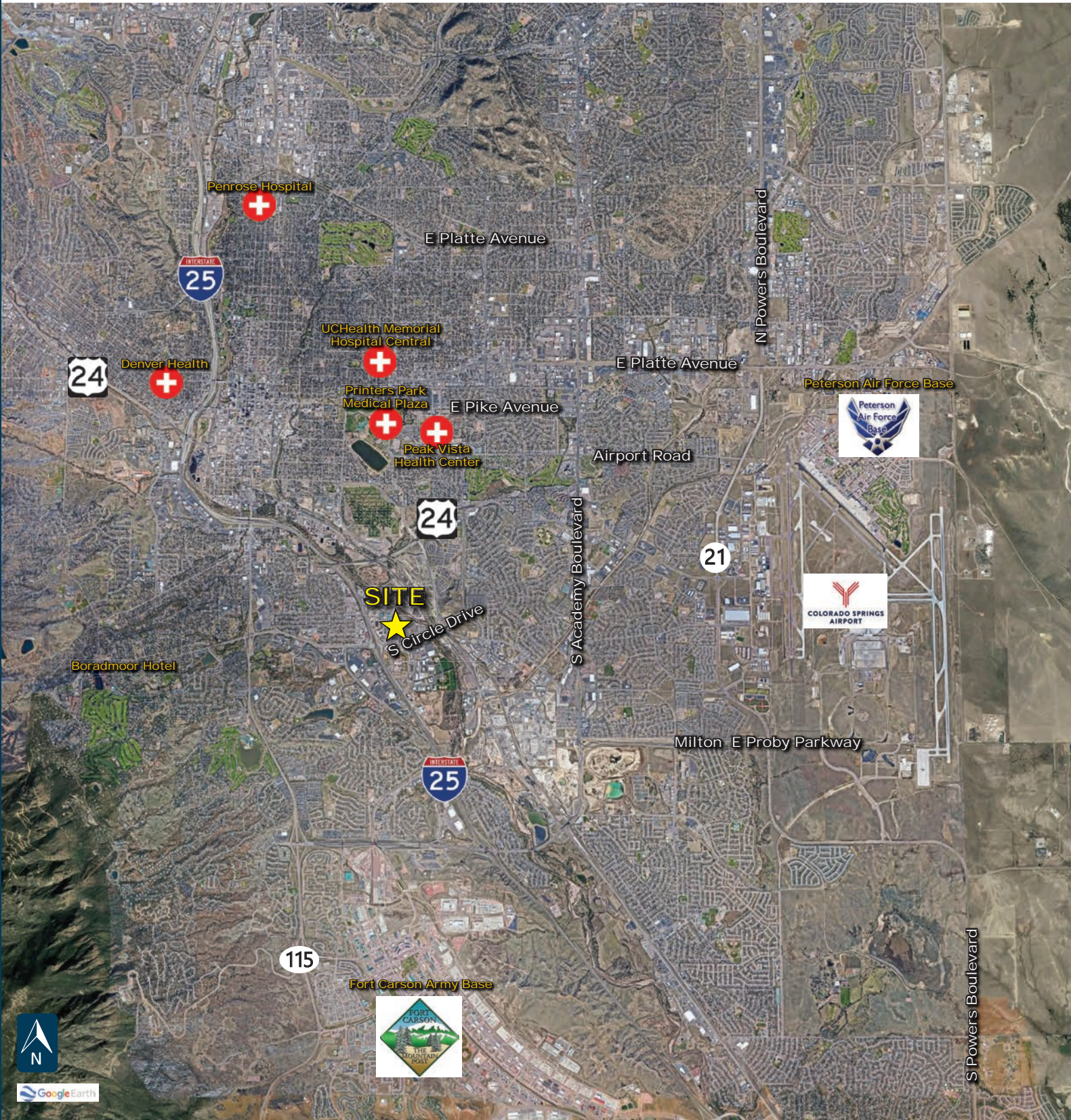


FOR SALE/FOR LEASE
OWNER USER OFFICE BUILDING
2862 S. CIRCLE DRIVE, COLORADO SPRINGS, CO 80906

OLIVE
REAL ESTATE
GROUP, INC.
PAUL RUBLEY
Healthcare Advisory

FOR SALE/FOR LEASE
OWNER USER OFFICE BUILDING
2862 S. CIRCLE DRIVE, COLORADO SPRINGS, CO 80906



PROPERTY DETAILS

Price:	\$2,951,370.00
Sale Price PSF:	\$45.00/SF
Property Taxes:	(2019) \$55,940.31
Building Size:	65,586 SF
Site Size:	3.27 Acres
Parking:	5:1,000
Typical Floor:	14,656 SF
Year Built:	1970
Zoning:	C2/OHR
Schedule Tax No:	6428300046

COMMENTS

- Owner user opportunity • Close proximity to I-25
- Located within Enterprise Zone
- **EZ - Vacant Commercial Building Rehabilitation:** Encourages redevelopment of vacant commercial property with a 25% credit for the cost of rehabilitation of a building that is at least 20 years old and has been completely vacant for at least 2 years. The credit is limited to \$50,000 per building.



Michael J Scruggs, II
mscruggs@olivereg.com

Jeremy Shirley
jeremys@olivereg.com

Paul Rubley
paulrubley@olivereg.com

FLOOR PLANS



1ST FLOOR



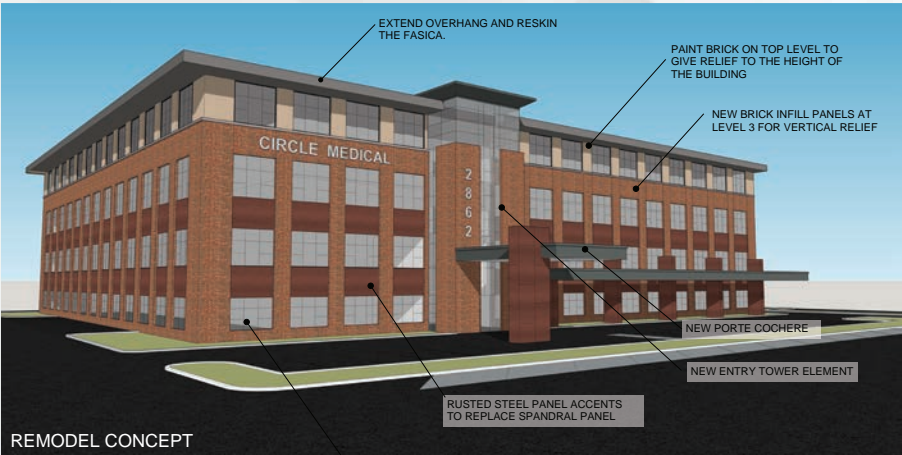
2ND FLOOR



3RD FLOOR



4TH FLOOR



2862 CIRCLE DR
MEDICAL OFFICE BUILDING
CONCEPT PLAN

REPLACE WINDOWS WITH NEW
LARGER WINDOWS. MATCH WIDTH
OF EXISTING INCREASE HEIGHT.



EXISTING CONDITION

POTENTIAL RENOVATIONS