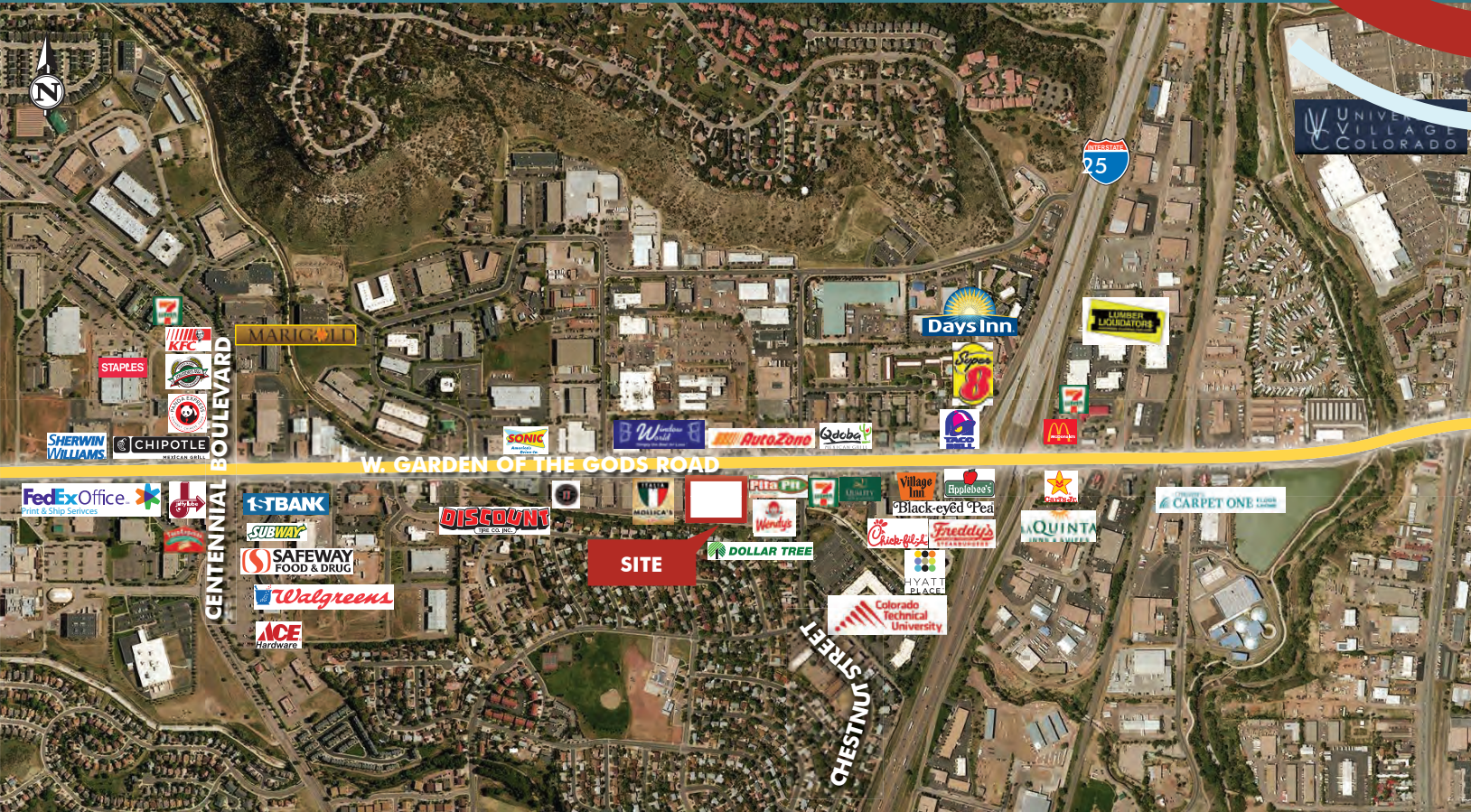


FOR LEASE

# OAKS BUSINESS CENTER

805 - 955 GARDEN OF THE GODS ROAD  
COLORADO SPRINGS, CO 80907



FOR LEASE

# OAKS BUSINESS CENTER

805 - 955 GARDEN OF THE GODS ROAD  
COLORADO SPRINGS, CO 80907



## CONTACT

**PATRICK KERSCHER**  
Vice President  
+1 719 471 6045  
patrick.kerscher@cbre.com

**DAN RODRIGUEZ**  
Vice President  
+1 719 471 6046  
dan.rodriguez@cbre.com

**WHITNEY JOHNSON**  
Senior Associate  
+1 719 471 6079  
whitney.johnson@cbre.com

**CBRE**

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

## OAKS BUSINESS CENTER

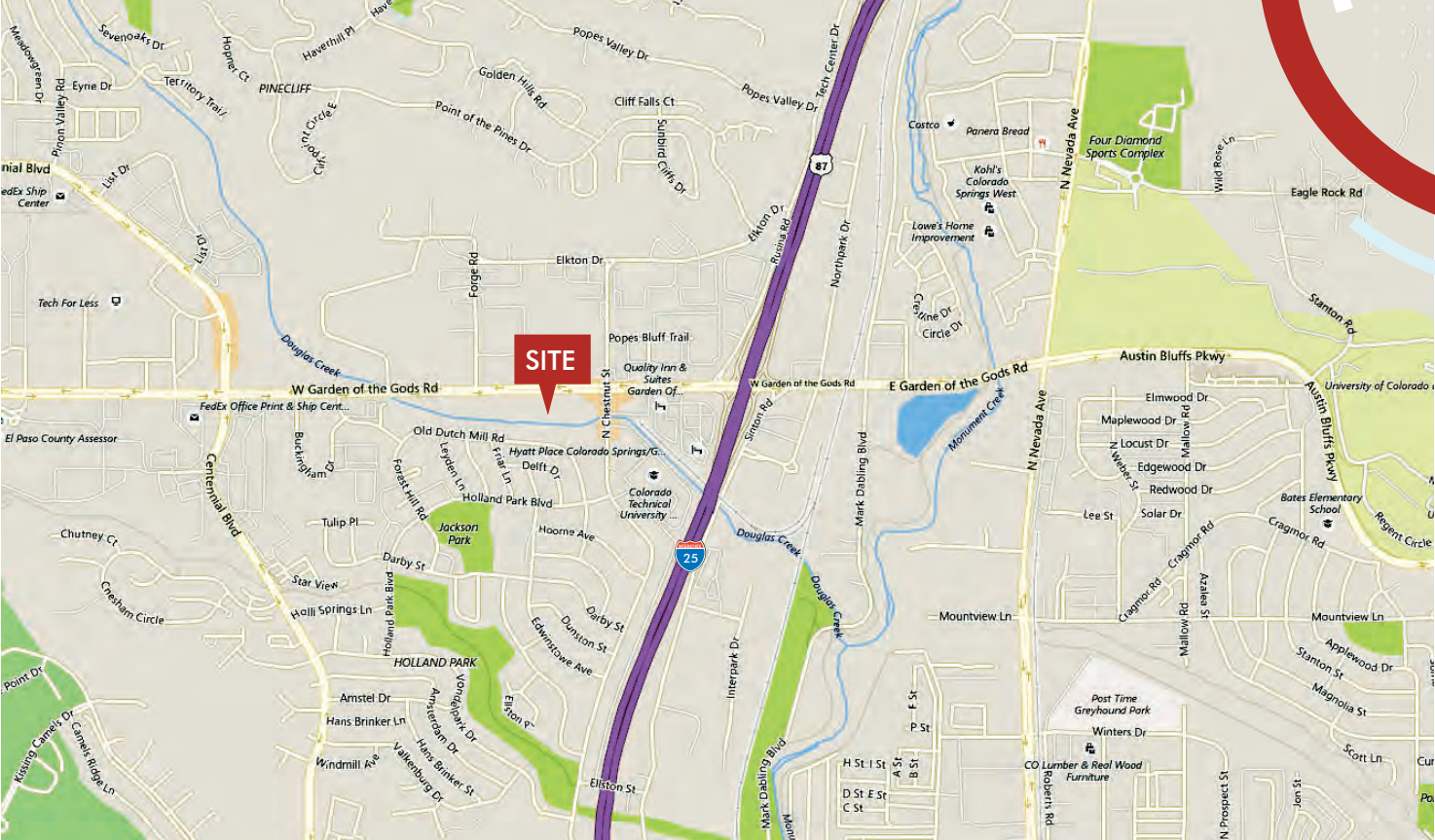
- Excellent northwest location just off I-25 past Chestnut Street on Garden of the Gods Road in one of the busiest sections of town
- Property consists of four stand alone multi-tenant buildings with excellent visibility and high traffic counts
- Recently freshly painted and all new updated façade as shown on page 2

### PROPERTY DETAILS

TOTAL SIZE (4 BUILDINGS)	44,925 SF
LAND AREA	2.35 AC
PARKING	25 Spaces 0.60/1,000
ZONING	C6
LEASE RATE	\$11.00-\$13.00/SF
CAM	\$3.13/SF (Est. 2022)

**CBRE**





2021 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,759	65,491	188,101
HOUSEHOLDS	2,921	29,041	83,501
AVERAGE HOUSEHOLD INCOME	\$79,881	\$90,822	\$81,357

PROPERTY DETAILS	BLDG SUITE	SF
TRIBE GOLF	805-A&B	
ARCTIC SPAS	805-C,D,E,F,G,H	
AVAILABLE	855-A	1,750 SF
PHOTOGRAPHER'S EDGE	855-C	
AVAILABLE	855-E	1,750 SF
PUFF PUFF PASS	855-F	
MR. HANDYMAN	905-A	
AVAILABLE	905-B	1,750 SF

PROPERTY DETAILS	BLDG SUITE	SF
ICI (INTERIOR CONTRACTORS)	905-C & D	
AVAILABLE	905-E	1,750 SF
A PHYSICIAN'S HOME & HEALTH CARE	905-F	
DENVER ART & FRAME	955-A	
VANDALS CUSTOM ART	955-C	
KITCHEN TUNE-UP	955-D&E	
CARTRIDGE WORLD	955-G	
CHIEF VAPOR/CHIEF RELIEF	955-H	

2021 TRAFFIC COUNTS

I-25 AT GARDEN OF THE GODS RD	83,295 VPD
GARDEN OF THE GODS ROAD AT HILTON PKWY	54,555 VPD
GARDEN OF THE GODS ROAD AT FORGE RD	45,088 VPD
GARDEN OF THE GODS ROAD AT CENTENNIAL BLVD	47,579 VPD



OAKS BUSINESS CENTER