

Offering Summary

Synergy Corporate Center



Multi Tenant Office Investment

Sale Price
\$6,700,000

Actual CAP Rate
7.80%

Actual NOI
\$522,483

95% Adjusted
Cap Rate - 7.24%

95% Adjusted
NOI - \$484,791

Occupancy
98.28%

Tenants
12+ Cell Tower



5225 N Academy Boulevard ■ Colorado Springs, Colorado

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5225 N Academy Boulevard ■ Colorado Springs, Colorado

Multi Tenant Office Investment

Building Size:	44,256 RSF
Number of Stories:	Three
Site Size:	2.070 Acres
Zoning:	OC
Building Type:	Office
Year Built:	1985
Sale Price:	\$6,700,000
Price Per RSF:	\$151.39
CAP Rate:	7.24% (7.80% without 5% Vacancy Factor)
Occupancy:	98.28%



- 3 story office building offers the highest quality office space available on the North Academy corridor
- Excellent location just north of Union Blvd
- Easy access to I-25 at both Austin Bluffs Pkwy and Woodman Road
- Ample parking with a 3.75/1,000 SF ratio
- Conveniently located near restaurants, retail and other amenities
- High traffic counts and strong demographics



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