

# 5415 MARK DABLING BOULEVARD

FOR SALE OR LEASE – 22,684 SF TWO-STORY OFFICE WITH WAREHOUSE



**PRICE IMPROVEMENT | Sale Price \$3,299,000**



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PROPERTY WEBSITE**



# 5415 MARK DABLING BLVD **FOR SALE OR LEASE**

Excellent owner/user opportunity consisting of a two-story office building with warehouse & lab.



- 5,554 to 14,276 RSF for lease
- Large conference/meeting rooms
- Perimeter offices with windows & natural light



- Located in the heart of Pikes Peak Research Park with convenient access to walking/biking trails & retail
- Easily accessible from I-25 via Garden of the Gods Rd and Rockrimmon Blvd exits.

**TOTAL GLA** 22,684 SF

**LAND AREA** 1.19 AC

**SALE PRICE** \$3,299,000  
~~\$3,499,000~~

**ZONING** BP

**PRICE PSF** \$145.43

**YEAR BUILT** 1985

**PARKING** ±50 spaces

**LEASE RATE** \$13.50 PSF, NNN

**EXPENSES** \$6.00 PSF (2024 est.)



- Flexible BP-zoning
- High level of interior finishes
- Kitchen/break areas on each level
- Lab space



- Seller can lease back or vacate as a part of sale





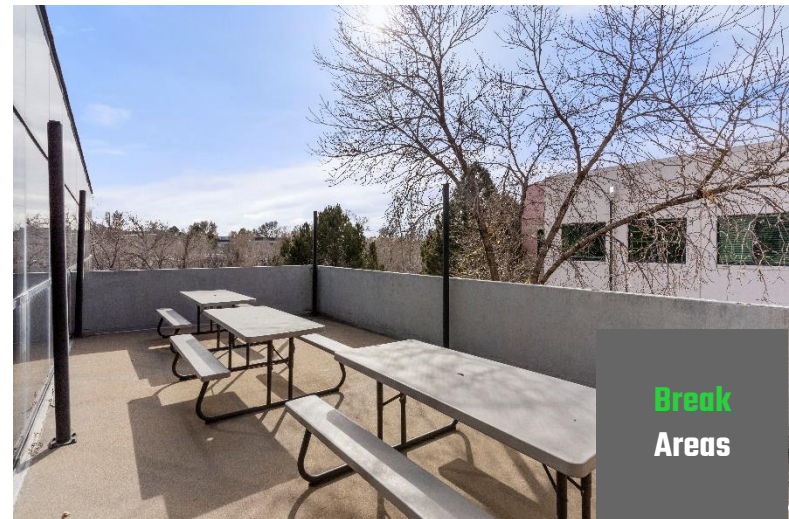
**Warehouse**  
1 Dock  
1 Drive-In



**Lots of Natural Light**



**Meeting Areas**



**Break Areas**



**Kitchens**

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# AMENITIES AERIAL



- LOWE'S
- COSTCO WHOLESALE
- Panera BREAD
- KOHL'S
- noodles company
- CHIPOTLE MEXICAN GRILL

MARK DABLING BLVD

NEVADA AVE

AUSTIN BLUFFS PKWY

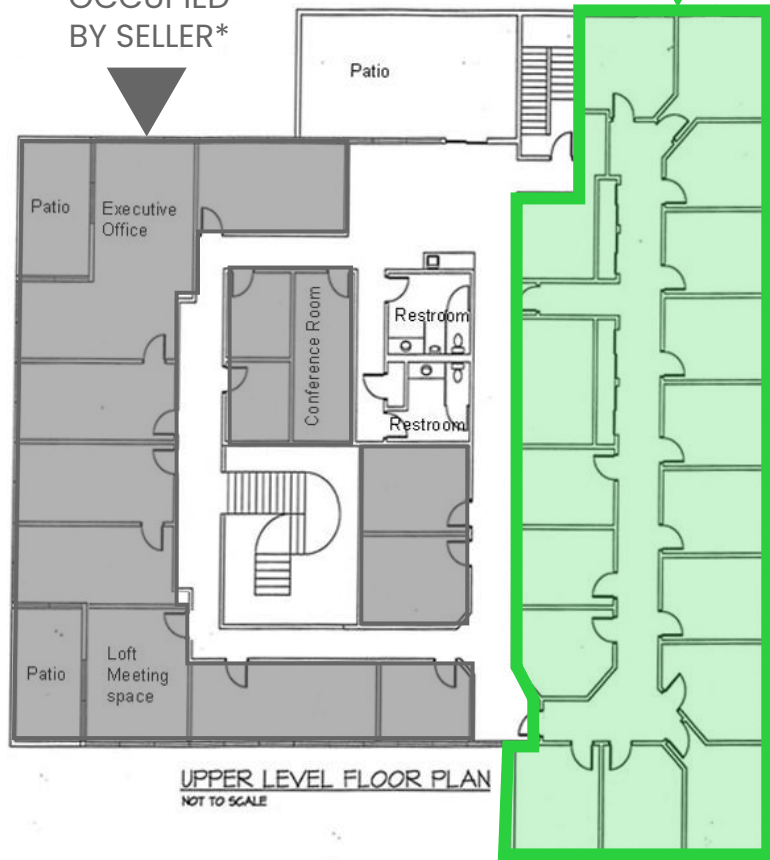
GARDEN OF THE GODS RD



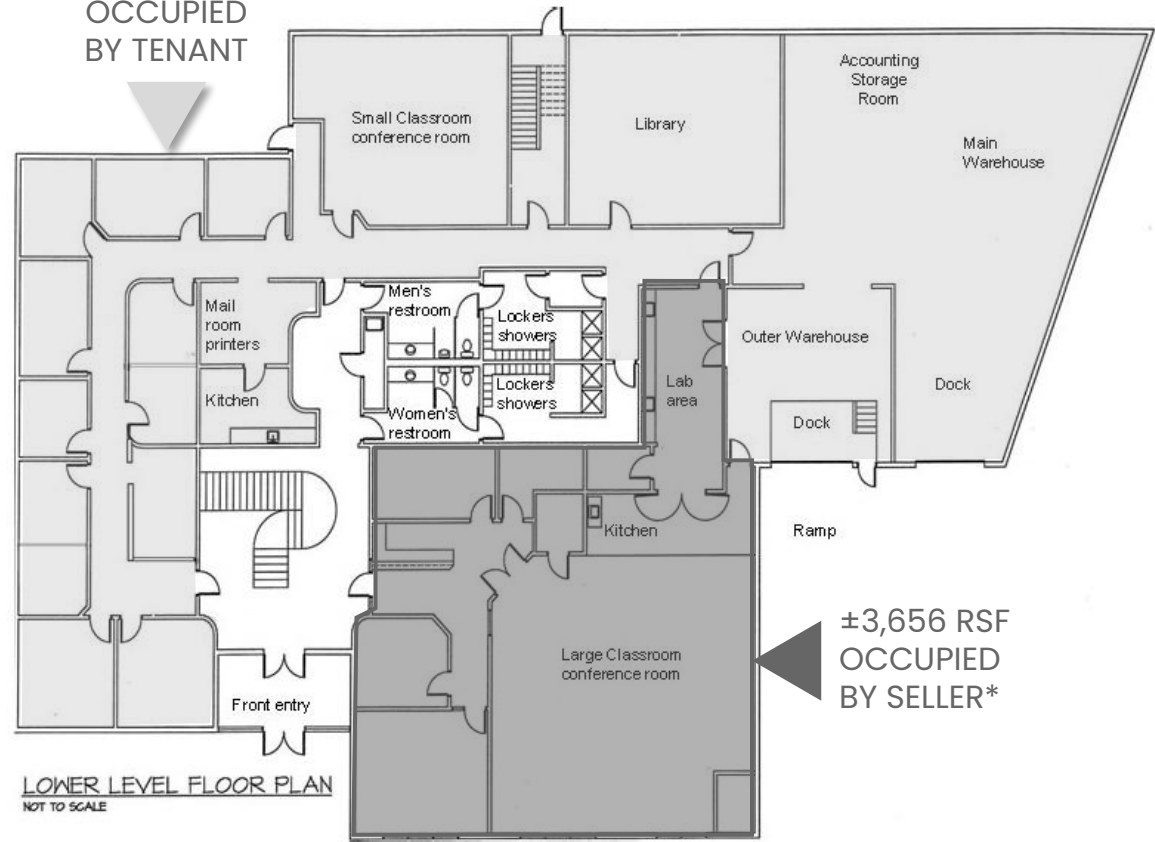
# FLOOR PLANS

**±5,554 RSF  
FOR LEASE**

±5,066 RSF  
OCCUPIED  
BY SELLER\*



±8,408 RSF  
OCCUPIED  
BY TENANT



±3,656 RSF  
OCCUPIED  
BY SELLER\*

\*Seller is willing to leaseback or vacate the space.

