

# 5415 MARK DABLING BOULEVARD

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



**\$1,000,000 in Capital Improvements Completed**

**New Roof & Skylight • New Main Water Line • Parking Lot Repair, Reseal & Paint**



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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.

## **\$1,000,000 in Capital Improvements**

- New roof & skylight with transferrable warranty
- New main water line
- Parking lot repair, reseal and paint (in progress)
- Architectural plans for lobby upgrades including elevator can be provided to buyer

|                   |             |                   |                               |
|-------------------|-------------|-------------------|-------------------------------|
| <b>TOTAL GLA</b>  | 22,684 SF   | <b>ZONING</b>     | BP                            |
| <b>LAND AREA</b>  | 1.19 AC     | <b>YEAR BUILT</b> | 1985                          |
| <b>SALE PRICE</b> | \$3,299,000 | <b>AVAILABLE</b>  | 5,554 to 14,276 RSF for lease |
| <b>PRICE PSF</b>  | \$145.43    | <b>LEASE RATE</b> | \$13.50 PSF, NNN              |
| <b>PARKING</b>    | ±50 spaces  | <b>EXPENSES</b>   | \$7.12 PSF (2025 est.)        |



- 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.



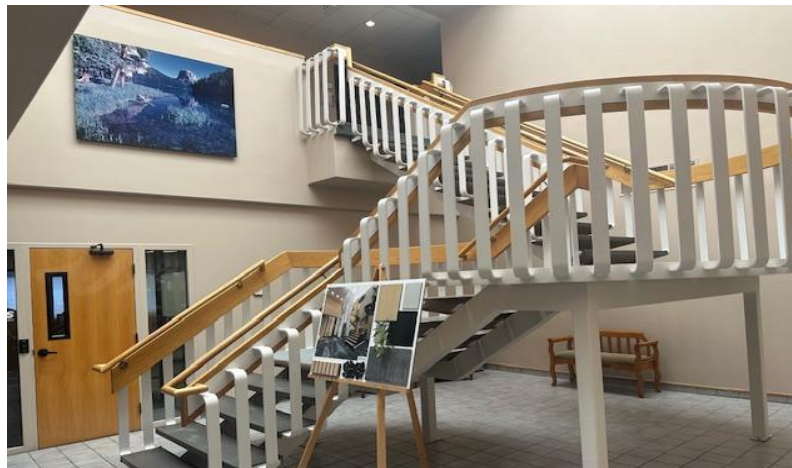
- Flexible BP-zoning
- High level of interior finishes
- Large conference/meeting rooms
- Perimeter offices with windows & natural light
- Kitchen/break areas on each level
- Lab space



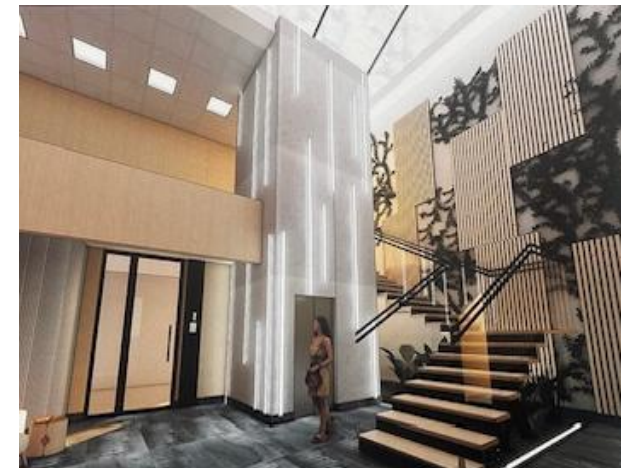
- Seller can lease back or vacate as a part of sale



**New Skylight**



**Updated Paint & Drywall**



**Architectural Plans For Lobby Upgrades**



**Warehouse**  
1 Dock  
1 Drive-In



**Lots of  
Natural  
Light**



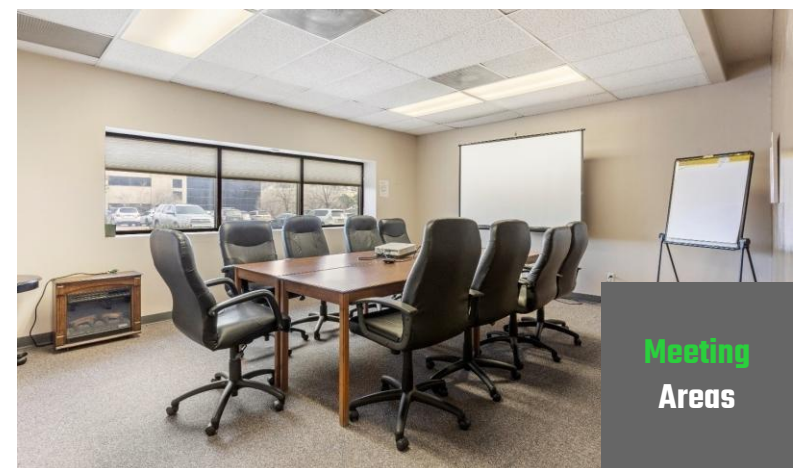
**Break  
Areas**



**Monument  
Signage**



**Break  
Areas**



**Meeting  
Areas**

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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

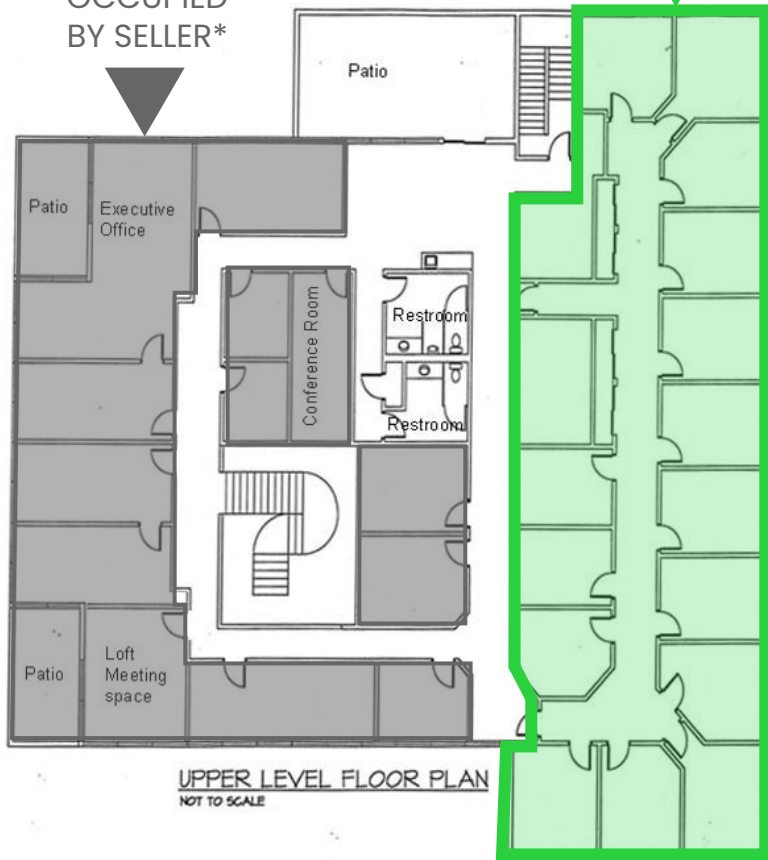
GARDEN OF THE GODS RD



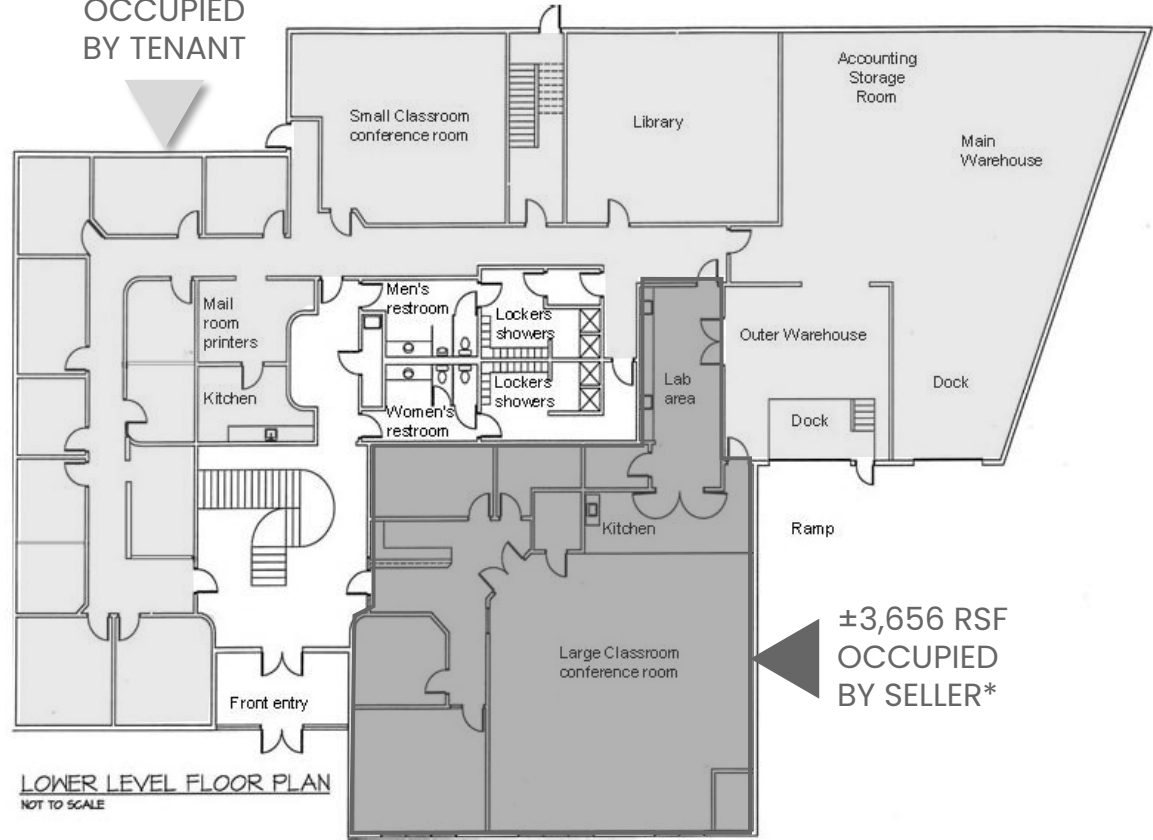
# FLOOR PLANS

**±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.

