

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 Overlay, 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 overlay, reseal and paint
- Architectural plans for lobby upgrades including elevator can be provided to buyer



- 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

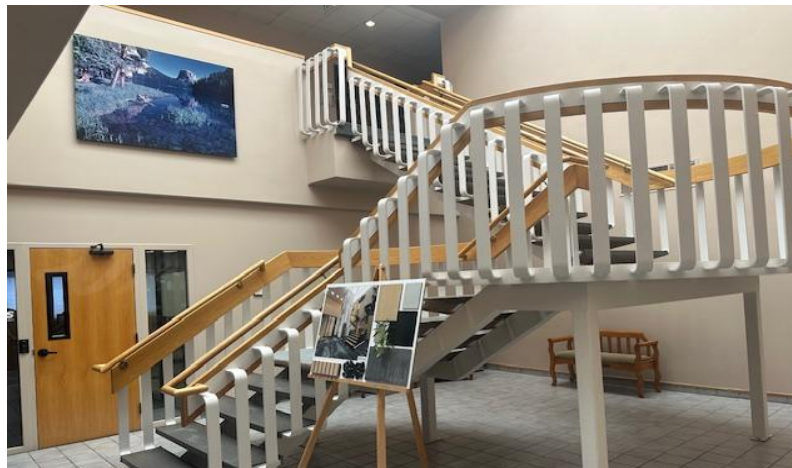
TOTAL GLA	22,684 SF	ZONING	BP
LAND AREA	1.19 AC	YEAR BUILT	1985
SALE PRICE	\$3,299,000	AVAILABLE	5,554 to 14,276 RSF for lease
PRICE PSF	\$145.43	LEASE RATE	\$13.50 PSF, NNN
PARKING	±50 spaces	EXPENSES	\$7.12 PSF (2025 est.)



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



New Skylight



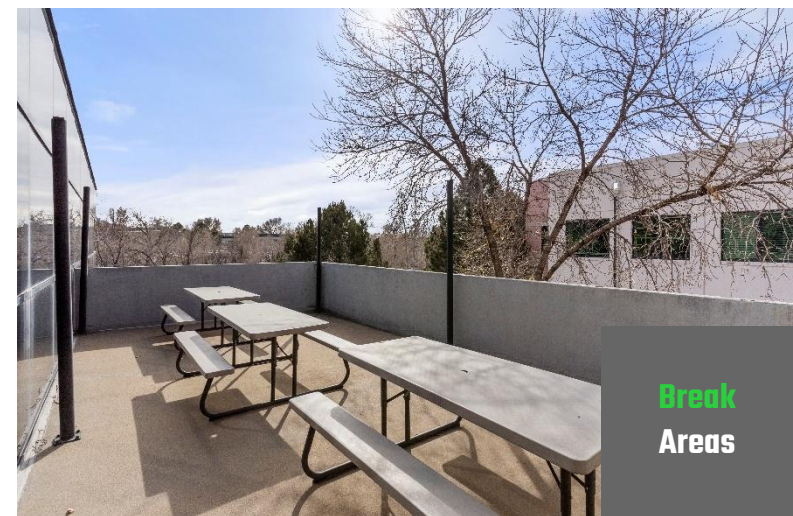
Updated Paint & Drywall



**Architectural Plans
For Lobby Upgrades**



**Lots of
Natural
Light**



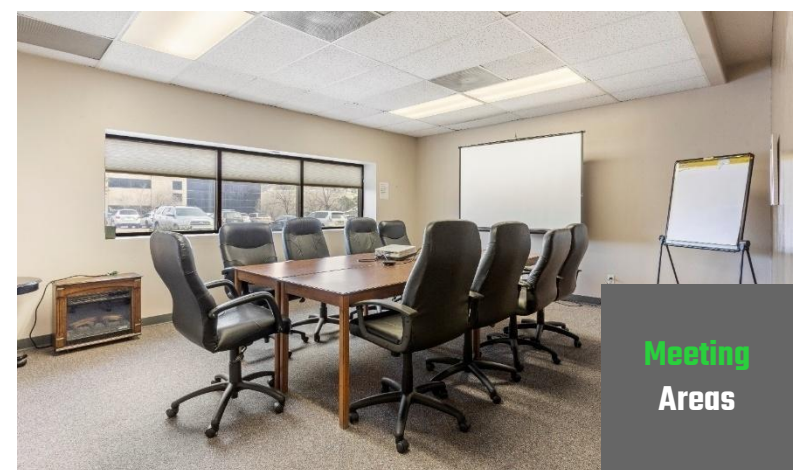
**Break
Areas**



**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

NEVADA AVE

AUSTIN BLUFFS PKWY

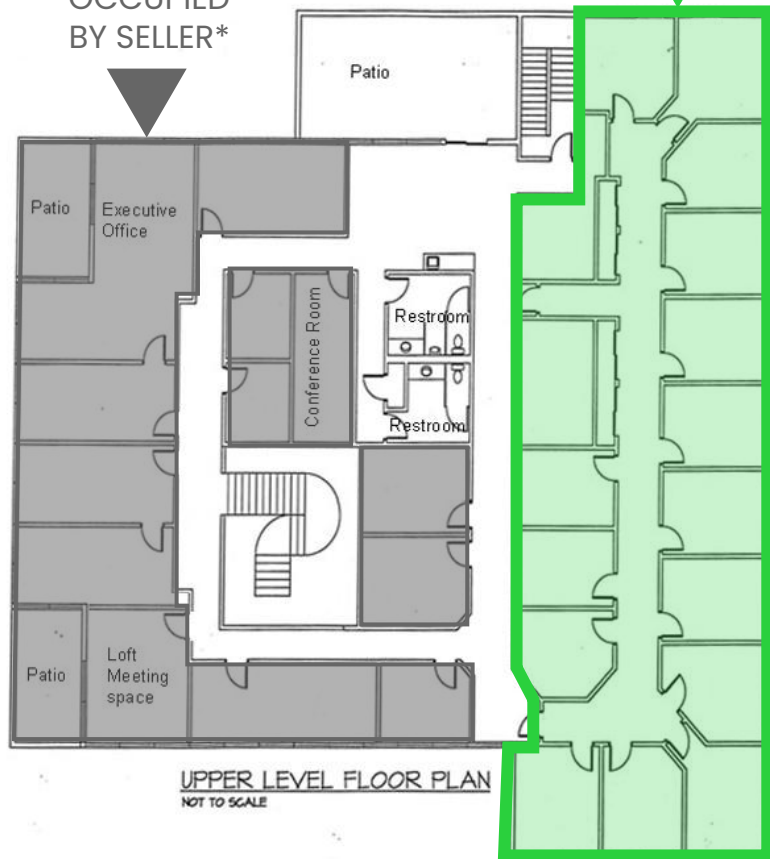
GARDEN OF THE GODS RD



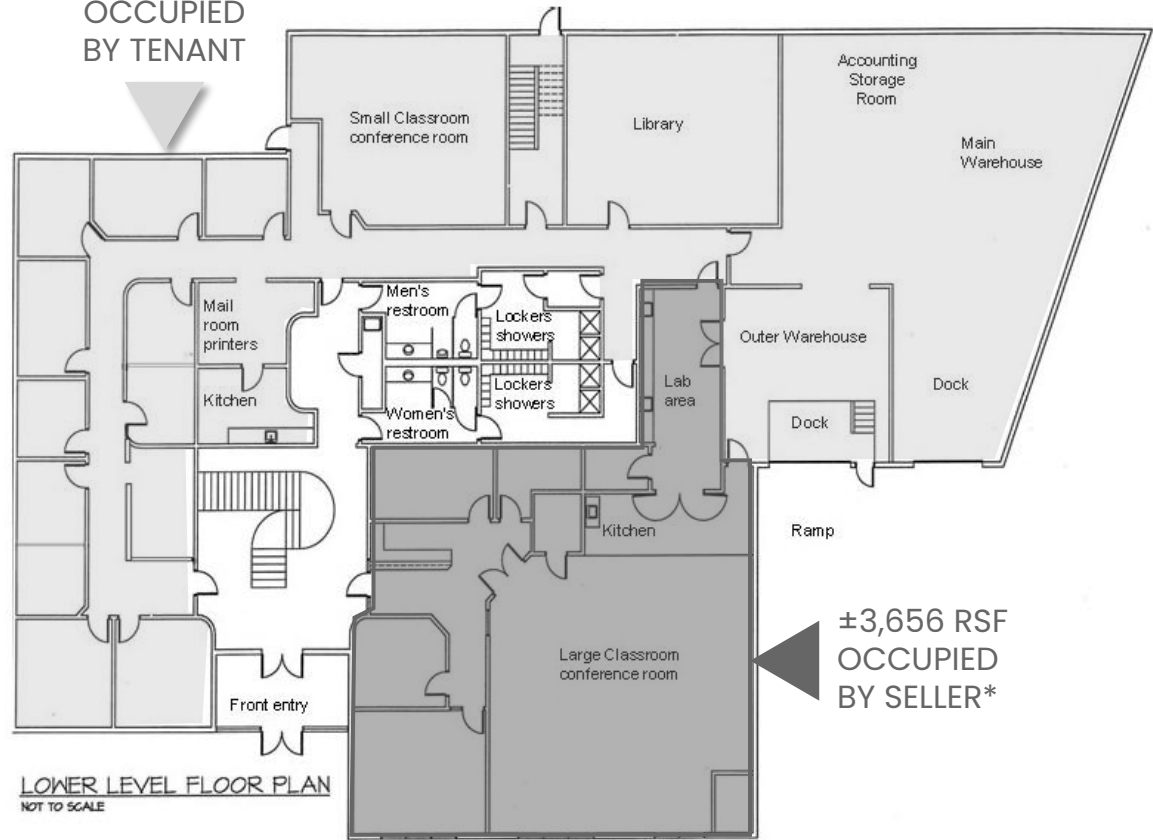
FLOOR PLANS

**±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.

