



KISSING CAMELS OFFICE PARK

2925 | 2950 | 2955 PROFESSIONAL PLACE

COLORADO SPRINGS, COLORADO 80904

EXCLUSIVELY OFFERED FOR SALE BY

SOCO COMMERCIAL REAL ESTATE, LLC

\$16,750,000

6.25% CAP RATE

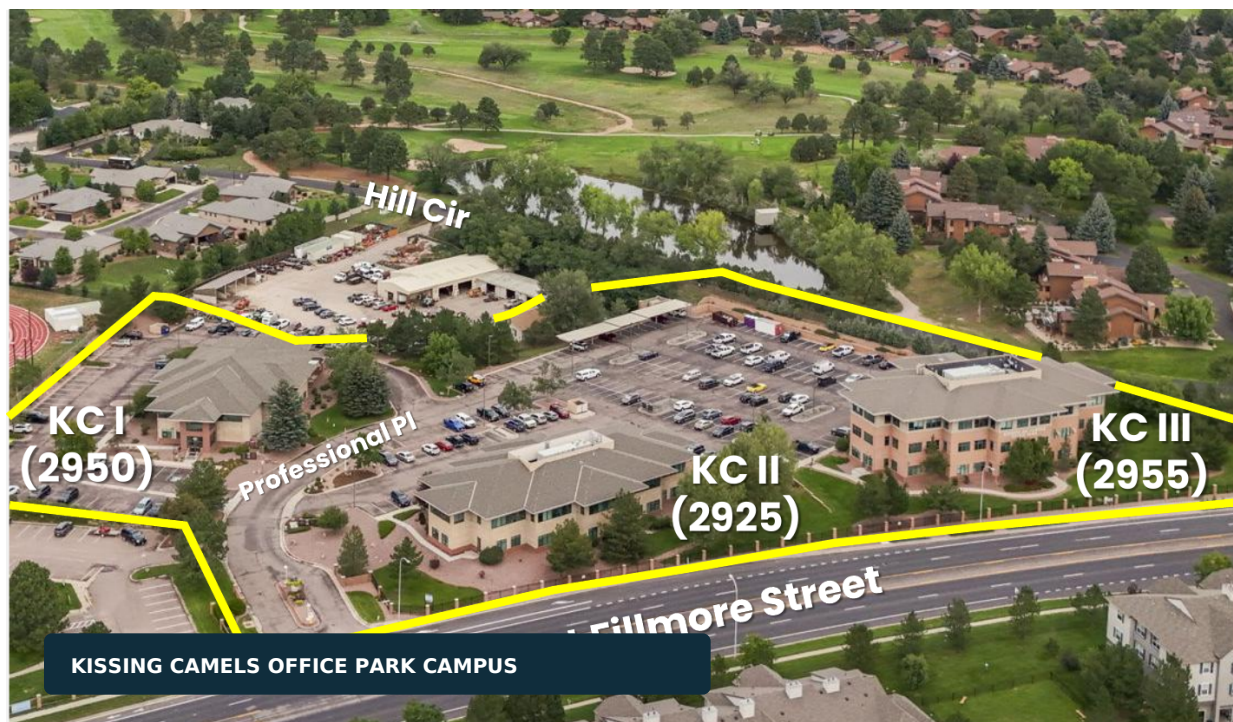
67,155 RSF (2026 BOMA) | 5.97 ACRES

2027 NOI: \$1,046,877

85.5% OCCUPANCY



THREE BUILDINGS | ONE DISTINCTIVE CAMPUS



KC I

2 STORIES | BUILT 1999

18,611 RSF | 85.1% OCCUPIED

KC II

2 STORIES | BUILT 2001

19,131 RSF | 100% OCCUPIED

KC III

3 STORIES | BUILT 2007

29,413 RSF | 76.4% OCCUPIED

ASKING PRICE

\$16.75M

CAP RATE

6.25%

2027 NOI

\$1.047M

OCCUPANCY

85.5%

VACANT

9,716 RSF

2027 NOI reflects in-place tenants, including assumed renewals, with no vacancy lease-up.

PARKING - 5 SPACES/1,000 RSF | RESERVED COVERED PARKING: \$100/MONTH/STALL

ZONING - MX-N: MIXED-USE NEIGHBORHOOD SCALE

NEW HEALTHCARE CATALYST

ALTITUDE SURGICAL CENTER

Scheduled to open October 2026

7,743 RSF

LEASED PREMISES IN KC III

A prominent new clinical user strengthens the campus's healthcare identity and adds high-quality medical tenancy to the investment profile.

FIRST-TIME SALE | ORIGINAL OWNERSHIP



KC III | SURGICAL CENTER LOCATION



KC III LOBBY



KC III LOBBY

INVESTMENT HIGHLIGHTS

COMPELLING BASIS FOR INVESTMENT

FIRST TIME OFFERED

Original ownership is bringing the campus to market for the first time.

CLASS A CAMPUS

Three well-positioned medical and professional office buildings totaling 67,155 RSF per the 2026 BOMA measurement.

HEALTHCARE MOMENTUM

Altitude Surgical Center is scheduled to open in October 2026.

LEASE-UP UPSIDE

9,716 RSF of vacancy provides future income growth potential; no 2027 lease-up is assumed.

DIVERSIFIED INCOME

Medical, financial, legal, technology and other professional users support the rent roll.

WESTSIDE LOCATION

Near Garden of the Gods with strong regional access and prominent Front Range views.

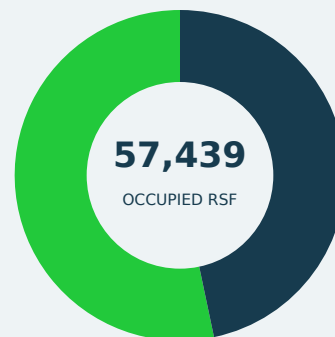
OCCUPIED-RSF TENANT MIX

53.3%

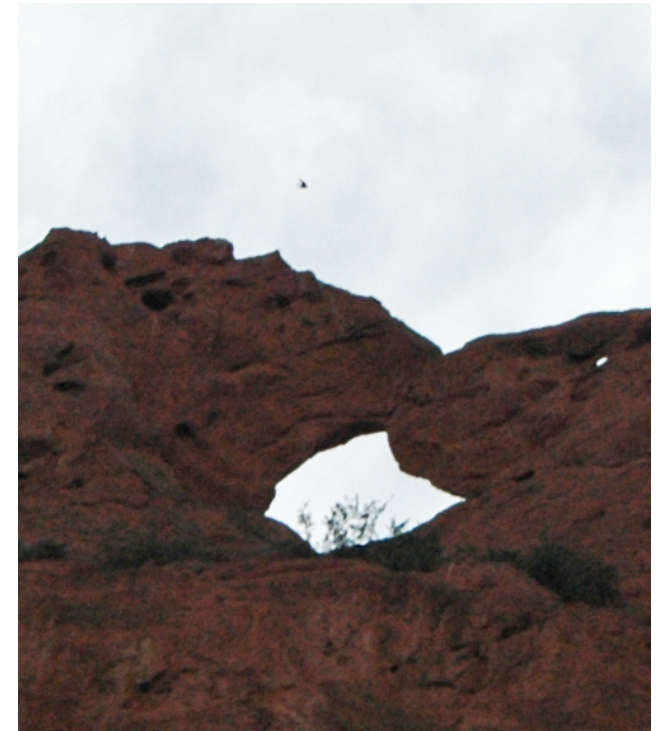
MEDICAL / HEALTHCARE

46.7%

PROFESSIONAL / OTHER



Tenant mix is based on occupied RSF; laser-related clinical users are classified as medical/healthcare.



WHY KISSING CAMELS?

The office park takes its name from the iconic Kissing Camels rock formation in nearby Garden of the Gods. The distinctive red-rock landscape and Pikes Peak backdrop give the campus a memorable sense of place on Colorado Springs' established westside.

Kissing Camels photo: James St. John / Wikimedia Commons, CC BY 2.0. Cropped.

EXPLORE THE OPPORTUNITY



KC I LOBBY



KC I LOBBY



KC II



KC III

FIRST TIME OFFERED

THE COMPLETE INVESTMENT STORY

Request the full Offering Memorandum for detailed rent rolls, five-year cash flow, underwriting and property-level information.

[REQUEST THE FULL OM](#)

FULL PROPERTY GALLERY

View the complete online collection of exterior, lobby and campus photography.

[VIEW PHOTO GALLERY](#)

RUSSELL STROUD, CCIM | PRINCIPAL
rstroud@sococre.com | 719.238.8695

MARY FRANCES COWAN, CCIM | PRINCIPAL
mcowan@sococre.com | 719.337.1500

www.sococre.com

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