Kayla Patters

## For Sale: The Bijou Business Center

2132 & 2220 East Bijou Street, Colorado Springs CO 80909



## **Owner/User** or Investment Opportunity

### **Highlights**

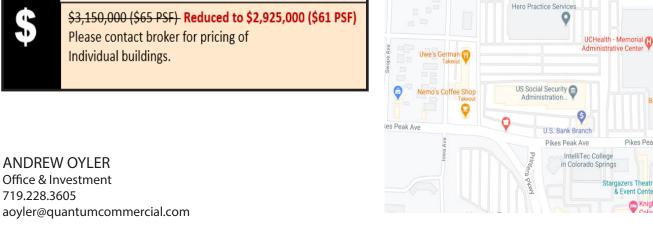
- Could be acquired together or separately
- Just east of downtown
- Could be multi-tenant or single tenant
- **Building naming rights** available
- Flexible floor plans that allow for a variety of suite sizes
- **New parking lot**
- Significant upgrades to 2132 - \$650,000
- Possible uses: medical. schools, non-profit, DOD, assisted living

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E Bijou St

Tropical Treasures

2132: 2220: Total:	Building Size 22,142 SF 25,092 SF 47,734 SF	Lot Size 34,162 SF 31,200 SF 65,362 SF
	Zoning: C6 (General Business) Reinforced Concrete Construction Parking: 120 parking stalls (60 per building) Two-story office product	
\$	\$3,150,000 (\$65 PSF) Reduced to \$2,925,000 (\$61 PSF) Please contact broker for pricing of Individual buildings.	





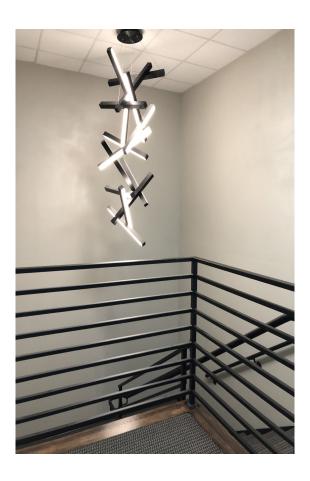
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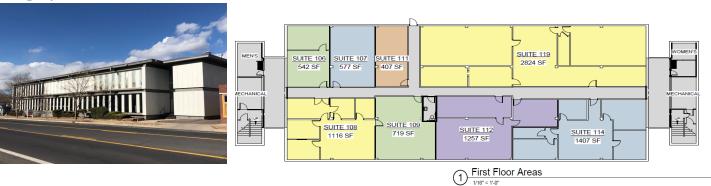


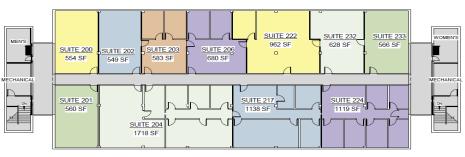
101 N Cascade Aveneue, Suite 200 | Colorado Springs, CO 80903 719.590.1717 main | 719.634.0404 fax | quantumcommercial.com



## **Floor Plans**

### 2132:

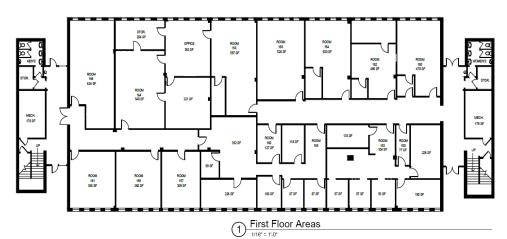




Second Floor Areas

#### 2220:





ROOM 222 204 OF ROOM 220 208 SF ROOM 224 133 OF ROOM 228 146 DF ROOM 235 133 0F ROOM 236 135 OF ROOM 233 118 SF ROOM 239 138 SF R00M 242 ROOM 223 309 SF 225 189 OF ROOM 227 143 SF ROOM 234 307 SF ROOM 343 138 0F MECH. 170 SF 232 237 SF 231 376 SF 205 240 SF 206 156 SF 203 206 SF ROOM 214 252 SF K ROOM 202 210 SF ROOM 204 483 SF ROOM 210 125 8F ROOM 213 264 SF ROOM 207 148 SF ROOM 208 125 8F ROOM 211 161 SF Second Floor Areas