

# For Sale: The Bijou Business Center

2132 & 2220 East Bijou Street, Colorado Springs CO 80909

**Price Reduced!**



## Highlights

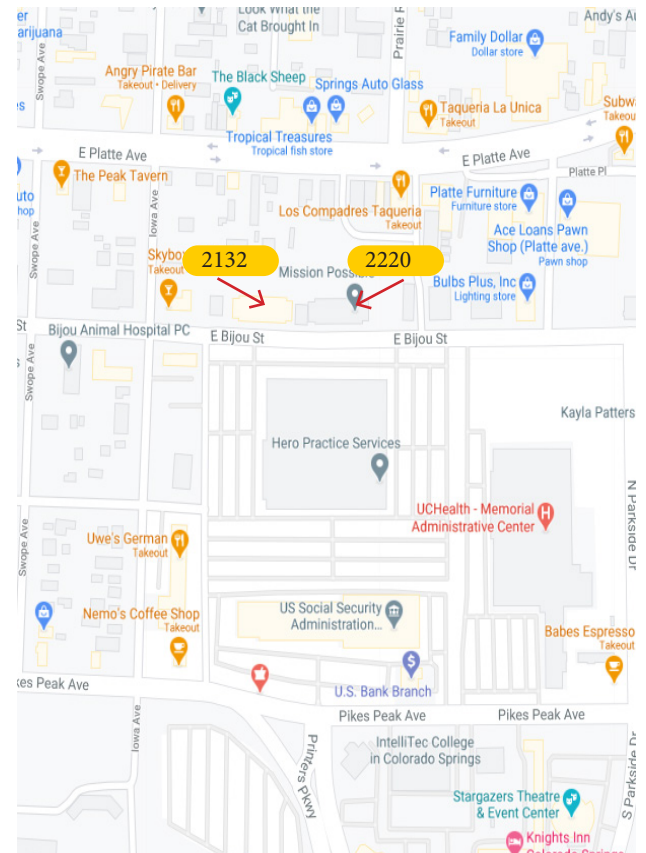
- Could be acquired together or separately
- Just east of downtown
- Could be multi-tenant or single tenant
- Building naming rights available
- Flexible floor plans that allow for a variety of suite sizes
- New parking lot
- Significant upgrades to 2132 - \$650,000
- Possible uses: medical, schools,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

**Owner/User or Investment Opportunity**

	<u>Building Size</u>	<u>Lot Size</u>
<b>2132:</b>	22,142 SF	34,162 SF
<b>2220:</b>	25,092 SF	31,200 SF
<b>Total:</b>	47,734 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 ( <del>\$65 PSF</del> ) <b>Reduced to \$2,925,000 (\$61 PSF)</b> Please contact broker for pricing of Individual buildings.



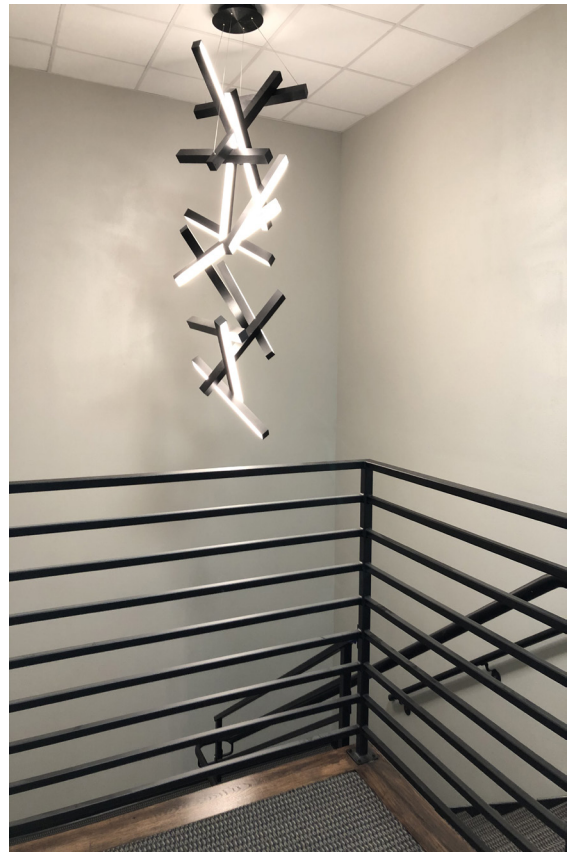
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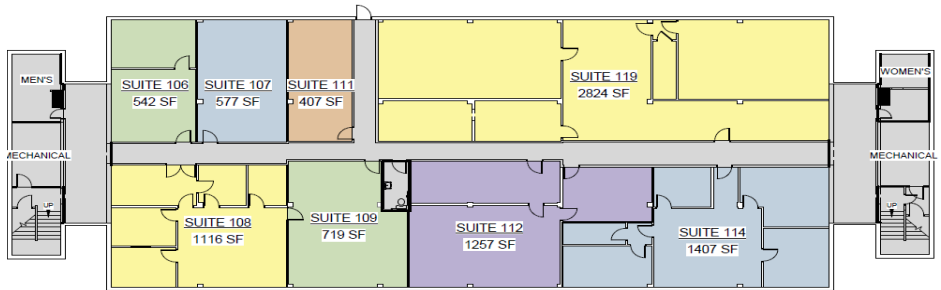
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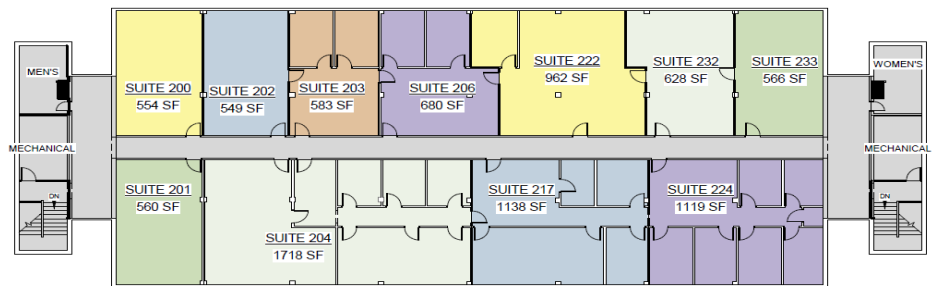
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719.590.1717 main | 719.634.0404 fax | [quantumcommercial.com](http://quantumcommercial.com)

# Floor Plans

2132:



① First Floor Areas  
1/16" = 1'-0"



① Second Floor Areas  
1/16" = 1'-0"

2220:



① First Floor Areas  
1/16" = 1'-0"



① Second Floor Areas  
1/16" = 1'-0"