

OFFICE BUILDING FOR SALE

6745 Rangewood Drive, Colorado Springs, CO 80920



OVERVIEW

6745 Rangewood Drive is for sale. This is a very clean 2 story, wood frame with brick vernier, 9,028 square feet office building that currently houses therapist, financial planners, and insurance companies.

The building is conveniently located near the heart of new development, at the corner of Rangewood & Dublin, which location provides easy access to all points on the East Side of Colorado Springs; explosive population growth, shopping, dining, general commerce, etc. by way of Powers or Marksheffel.

The building was originally constructed in 1999 and sits on over an acre (49,222 SF) all zoned OC AO. The tax parcel ID number is: 631-130-8070.

The asking price is \$1,600,000 (\$177.23 PSF). The annual taxes are \$22,648.

For a private showing and all the confidential financial details,
call Steve Leigh at 719-338-4470.



Sale Price:
\$1,600,000



Building Size:
9,028 SF



Zoning:
OC AO

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Steve Leigh
O: 719.630.2277
C: 719.338.4470
steve@hoffleigh.com

Hoff & LeighTM

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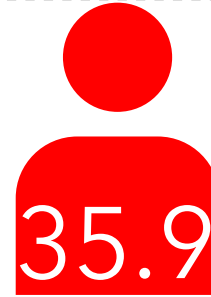
6745 Rangewood Drive, Colorado Springs, CO 80920

6745 Rangewood Dr, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



131,505
Population



35.9
Median Age



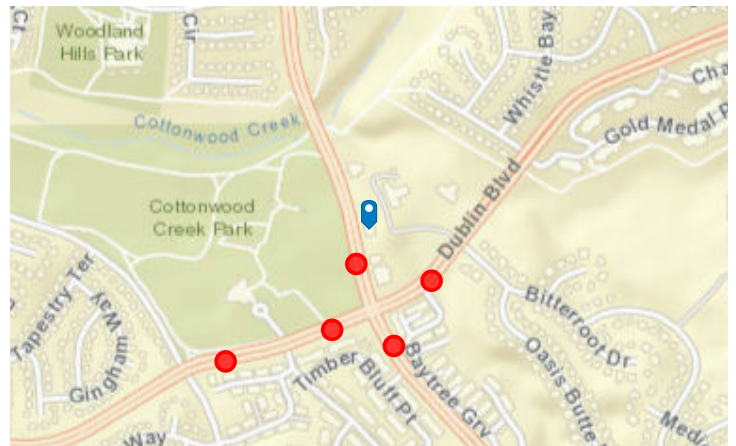
2.7
Average
Household Size



\$79,207
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Dublin Blvd	3,406	0.0
Baytree Gr	13,945	0.1
Rangewood Dr	17,084	0.1
Dublin Blvd	15,183	0.1
Montarbor Dr	14,848	0.2



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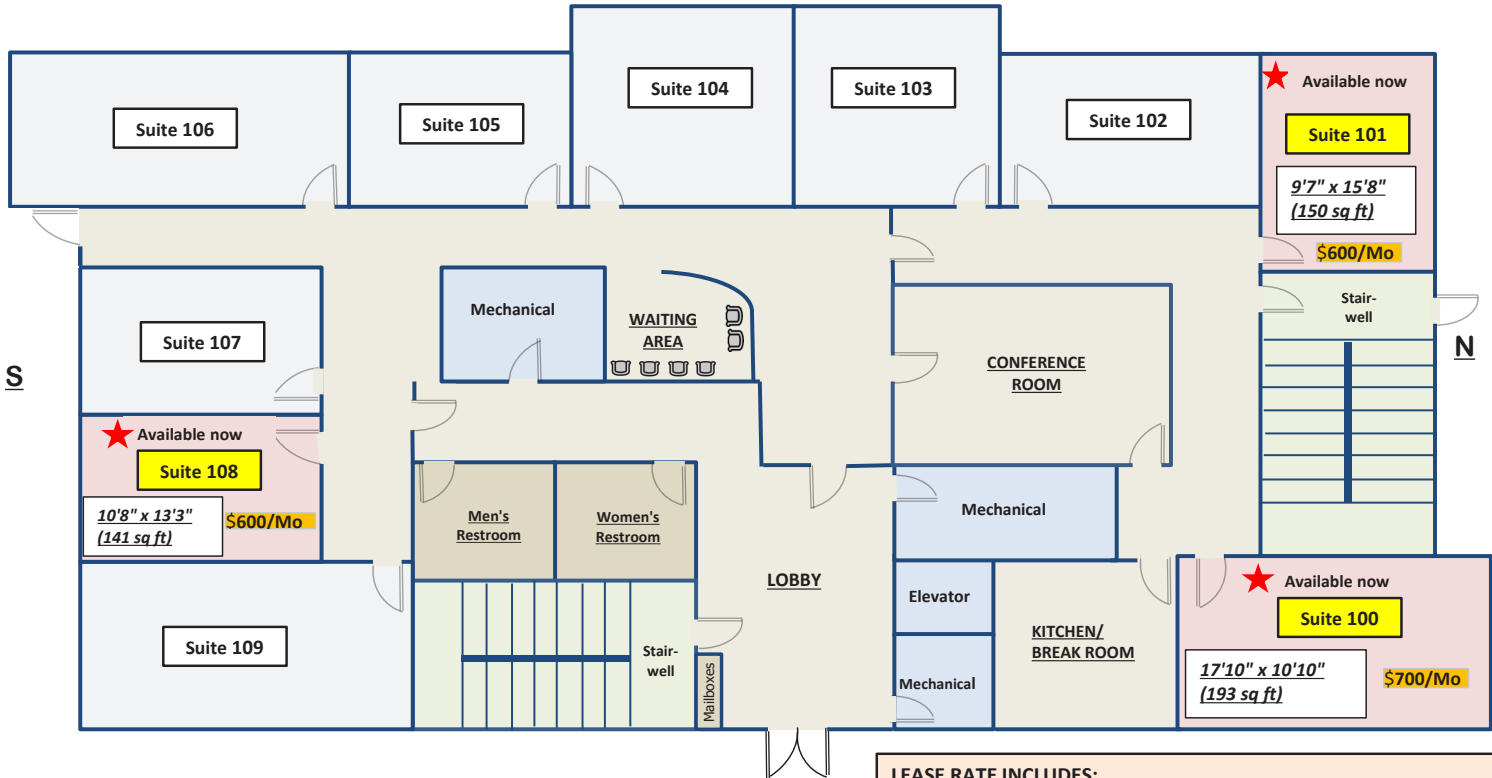
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6745 RANGEWOOD DRIVE
COLORADO SPRINGS, CO 80918

FIRST FLOOR OFFICES AVAILABLE

W



- LEASE RATE INCLUDES:**
- All building utilities (with the exception of internet and phone service)
 - Shared 1st floor conference room
 - Shared 1st floor waiting area
 - Shared 1st floor kitchen/break room
 - Private Mailbox
 - Janitorial Services twice per week
 - Outdoor signage space

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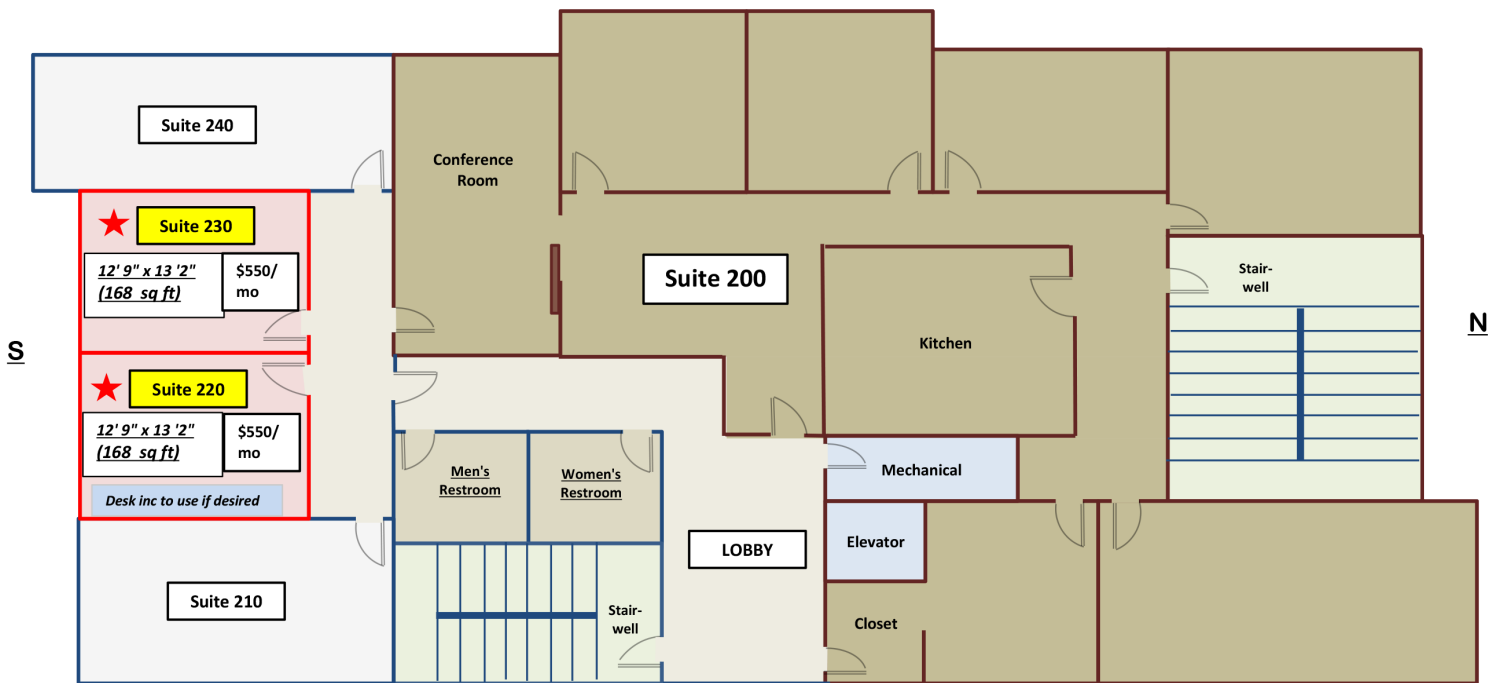
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SECOND FLOOR LAYOUT

W



LEASE RATE INCLUDES:

- All building utilities (with the exception of internet and phone service)
- Shared 1st floor conference room
- Shared 1st floor waiting area
- Shared 1st floor kitchen/break room
- Private Mailbox
- Janitorial Services twice per week
- Outdoor signage space
- Ample Parking

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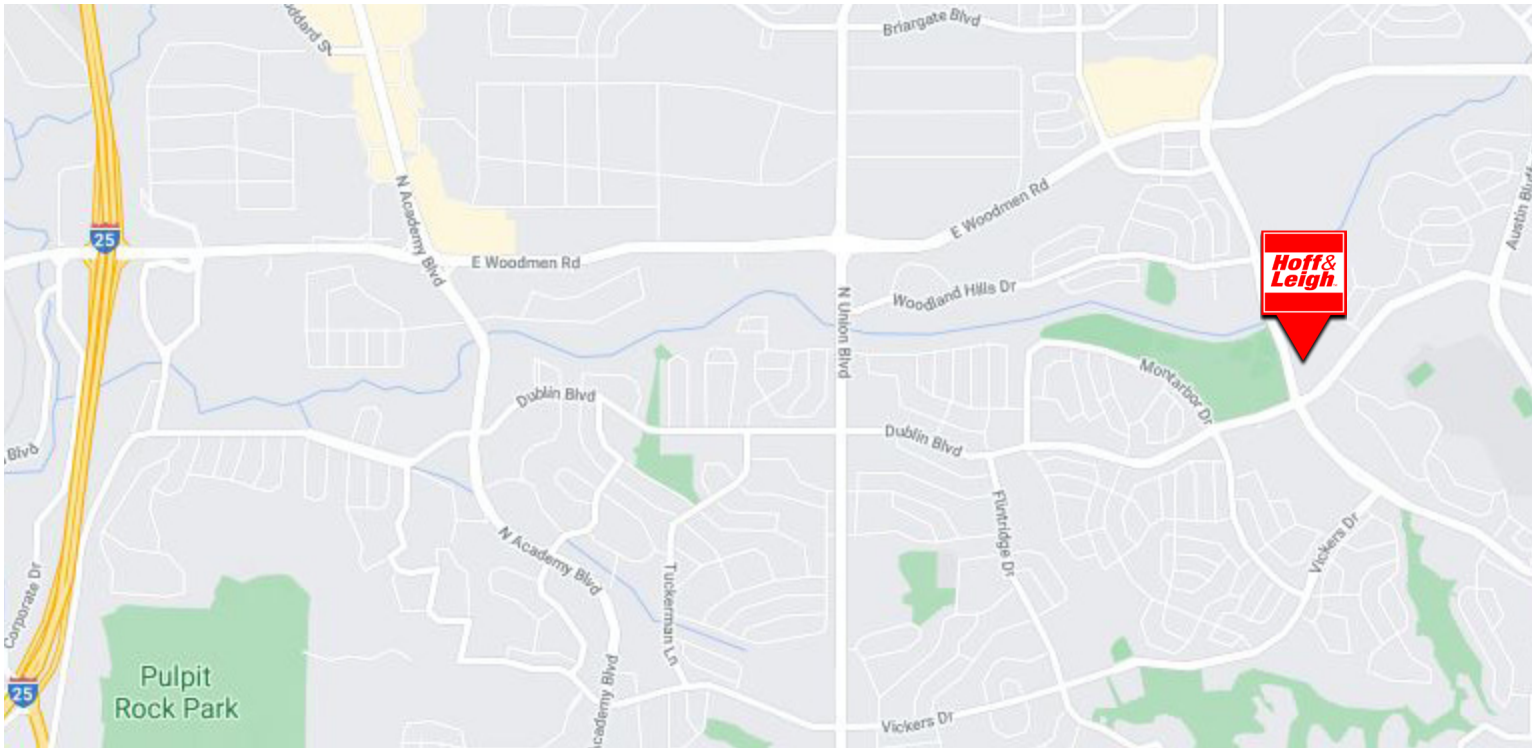
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