

FOR SUBLEASE

1355 Kelly Johnson Boulevard
Colorado Springs, CO 80920

CORE
COMMERCIAL

OFFICE/FLEX



- 20,000 SF two story building with full basement
- Desirable North Academy corridor location with quick access to I-25
- Offered at \$10 modified gross
- PIP-1 Zoning
- Opportunity for traditional or adaptive uses

Well located 20,000 SF office/flex building for sale in the desirable North Academy Boulevard corridor. Two story building with a full basement containing a drive-in door. Originally used as a bank and still contains adjacent drive through building. Combination of open landscape areas, hard wall offices, and conference and break rooms. Original vaults still in place. Elevator served. Great opportunity for traditional bank, office, nonprofit or DoD user, or adaptive reuse for church or school.

Abundant nearby shopping and dining alternatives. Adjacent to high end apartment community. All points access via Kelly Johnson Boulevard, Academy Boulevard, and Interstate 25.



For more information, please contact:

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www.COREcommbc.com

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TAX SCHEDULE

6305302050

ZONING

PIP-1

BUILDING

20,000 SF

1st and 2nd Levels - 12,734 SF
Basement - 7,266 SF

Six lane drive-through facility on the property and a small 800 SF service structure.

SPECIAL FEATURES

Small warehouse with drive in overhead door.
Two existing vaults and teller counter still in place.

YEAR BUILT

Main building: 1979

Drive-through structure: 1997

Property has been owner occupied and well maintained

HVAC

Boiler and chillers provide heating and cooling.

CONSTRUCTION

Brick and concrete block with architectural glass

INTERIOR FINISH

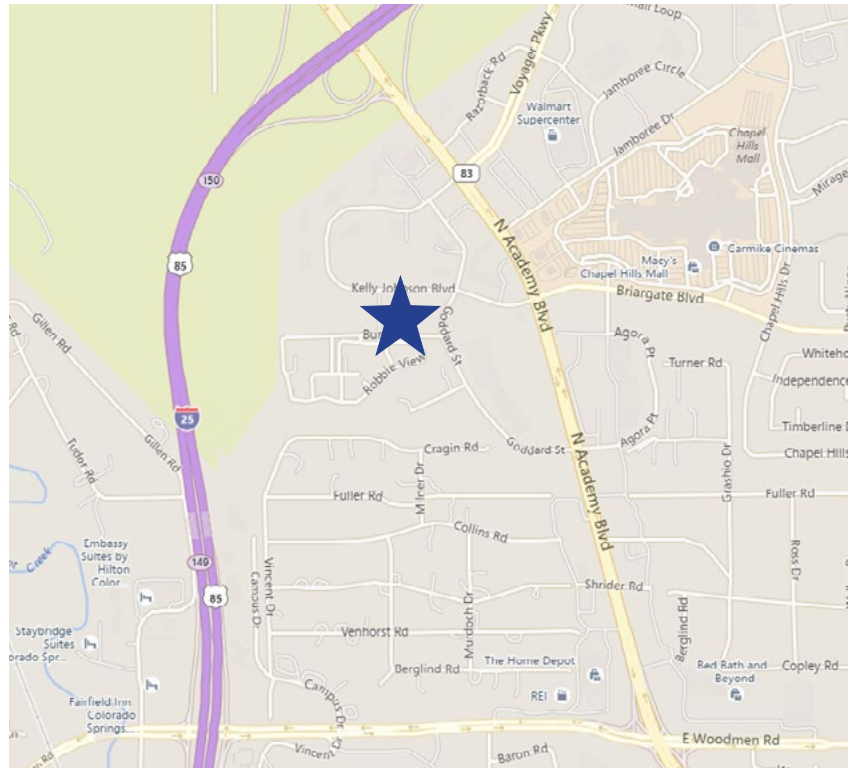
Combination hard wall offices, conference rooms, and open landscape with two story atrium. Vaults still in place. Full basement with grade level loading ramp. Multiple restroom packages.

ACCESSIBILITY

Elevator access to each floor

PARKING

5 per 1,000 with expansion potential



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