



Office Condos For Sale For Lease or Lease-to-Buy



Bismark Office Condos are the best deal in Colorado Springs! Own for only \$619/month!

LOCATION: 6789 Bismark Road
Colorado Springs, CO 80922
Northeast corner of Peterson Road and Constitution Avenue.

SALE: Lower level suites start at \$90/sf; Upper level suites start at \$90/sf for the shell.
Financing available to include all tenant improvements!

LEASE/LEASE OPTION:
Lease rates start at \$9/sf, NNN.
Lease with the option to buy in 1-2 years.
Enjoy the many benefits of ownership including fixed low occupancy costs (compared to leasing only), tax benefits of depreciation, and asset appreciation for retirement.

FEATURES:

- New Construction!
- Available space from 950 to 7,000 square feet.
- Suites custom designed to your business needs.
- Suitable for all business types including medical.
- Common area lobby, bathrooms, and elevator.
- Upper level features great mountain views and vaulted ceilings.
- Lower level features private entrances.
- All units roughed in for private bathrooms and break-rooms.
- Building has a fire sprinkler system for extra safety and lower insurance rates.

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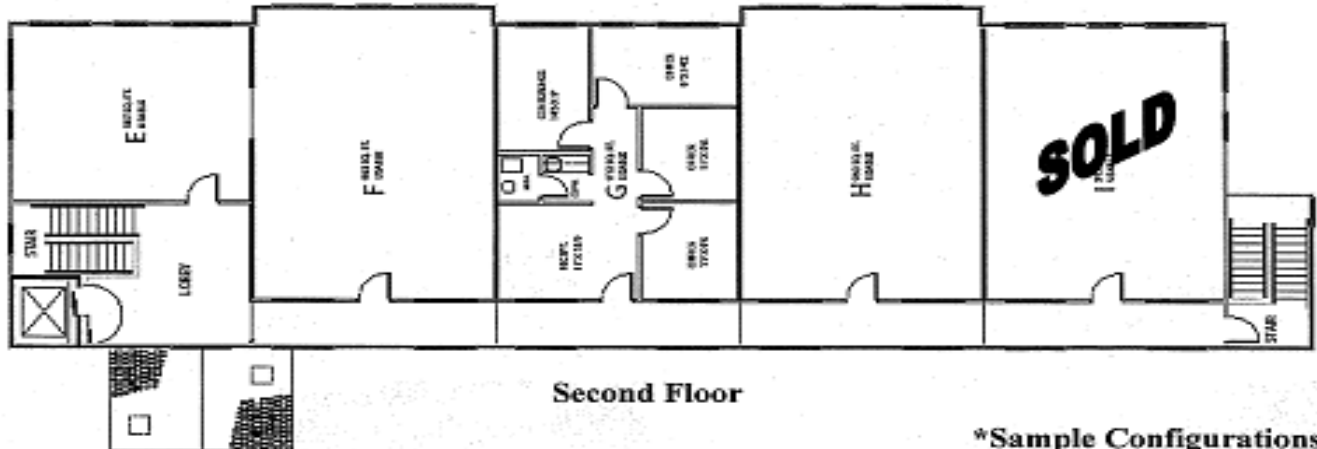
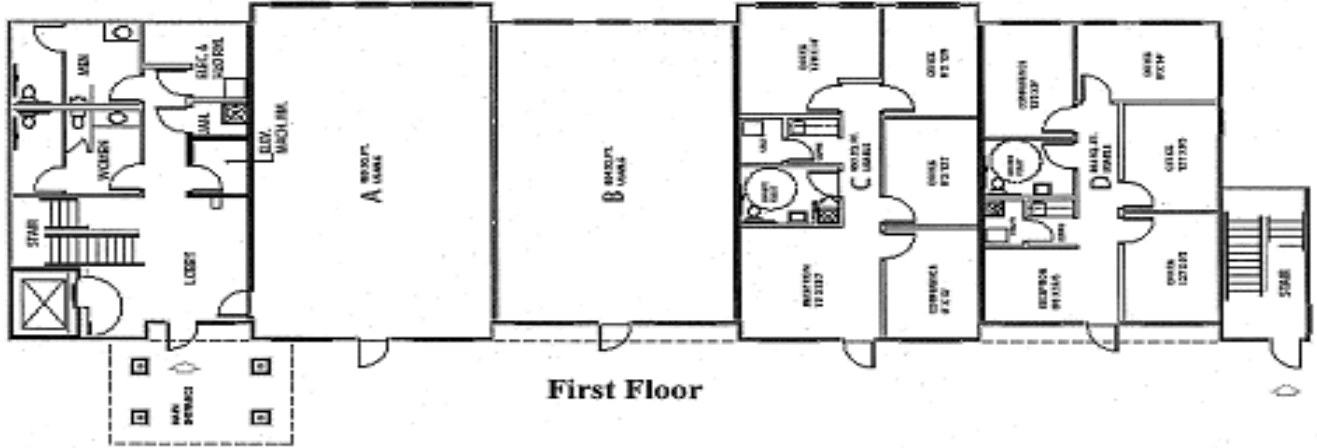
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Bismark Office Condos



*Sample Configurations

Rear view of building



Aerial view with site inset



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