



# 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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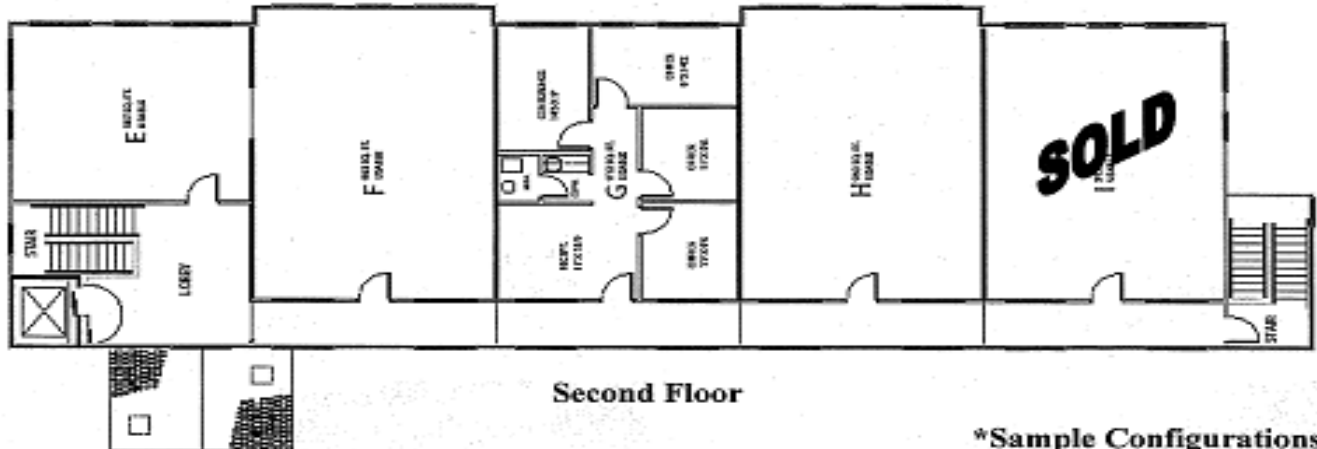
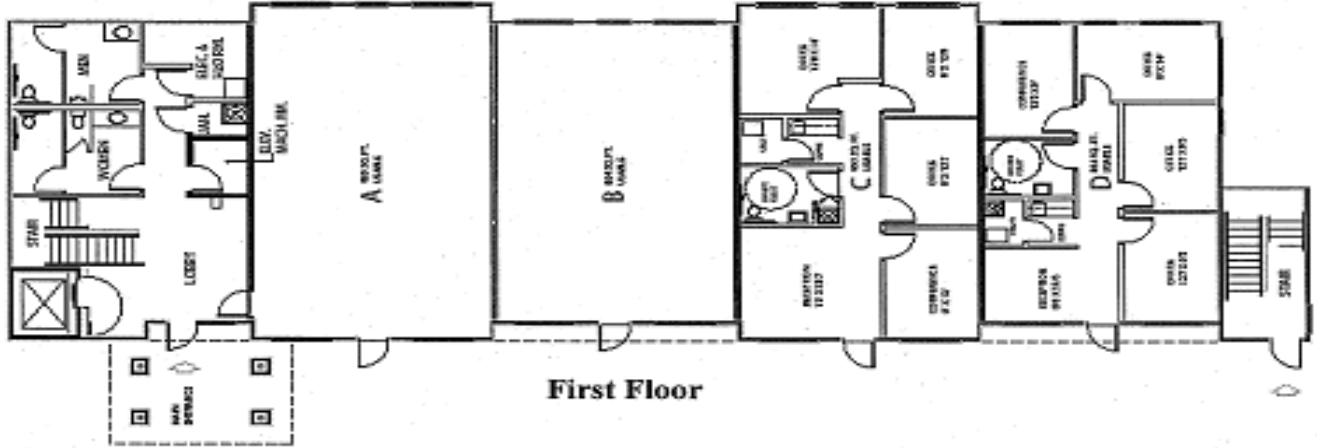
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.  
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# Bismark Office Condos



\*Sample Configurations

Rear view of building



Aerial view with site inset



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