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Office Building FOR SALE

**1355 Kelly Johnson Boulevard
Colorado Springs, CO**
*former Corporate Headquarters of
Air Academy Federal Credit Union*



Sale Price: \$1,800,000.00

Building Size: ±20,000 rsf

- 1st & 2nd Levels: 12,734 rsf
- Basement: 7,266 rsf
- Includes ±3.37 acres of land

Basement is fully built-out with offices, vaults, storage, work area and overhead drive-in door, emergency generator, many extras.

- Excess land ±3.0 acres (130,680 sf) @ \$5.00 psf
- Can be sold separately (subdivided)

Total Land Size: 6.37 acres

There is a six (6) lane drive-thru facility on the property, as well as, a small service structure of ±800 sf.

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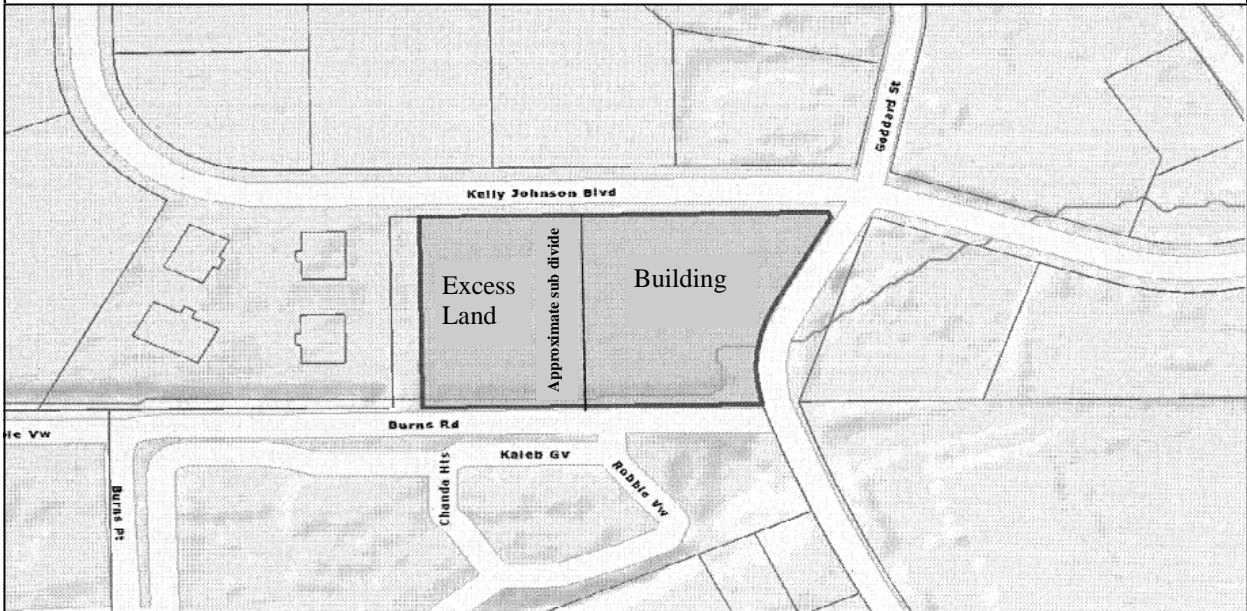
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1355 Kelly Johnson Boulevard

AERIAL VIEW



SITE PLAN



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