



PROFESSIONAL OFFICE BUILDING FOR SALE

1445 N UNION BOULEVARD
COLORADO SPRINGS, CO 80909



DETAILS

ASKING PRICE: \$1,200,00.00
BUILDING SF: 7,113
LOT SIZE: .547 ACRES
ZONING: OR (OFFICE / RESIDENTIAL)
TRAFFIC COUNT: 31,725 (2024)

AMENITIES

EXCELLENT LOCATION WITH VISIBILITY AND SIGNAGE OPPORTUNITY
NEWLY RENOVATED APPROPRIATE FOR A VARIETY OF USES
MULTIPLE OFFICES AND SUITES
RECEPTION AREA, KITCHEN AND CONFERENCE ROOM
PARKING: 3.9 PARKING SPACES PER 1,000 SF

PROPERTY HIGHLIGHTS

1445 N UNION BLVD.
COLORADO SPRINGS, CO 80909

PROPERTY SUMMARY

This well established property offers office spaces with amenities specifically designed to maximize comfort, flexibility and productivity during the workday. Take in the grandeur of the Rocky Mountains from the sweeping floor-to-ceiling windows on the first and second level. Enjoy the spacious break room kitchen, conference space and reception area as well as ample parking and well kept landscape.

LOCATION SUMMARY

THIS PROPERTY IS LOCATED ON N UNION AND PALMER PARK IN THE CENTER OF COLORADO SPRINGS.

- RECENTLY RENOVATED OFFICE SPACES.
- NEARBY AMENITIES INCLUDE PATTY JEWETT GOLF COURSE, WALMART MARKET PLACE, NUMEROUS PROFESSIONAL MEDICAL AND DENTAL OFFICES, AND MANY HOUSING NEIGHBORHOODS AND APARTMENT COMMUNITIES.
- INTERSTATE I-25 ONLY 6 MINUTES AWAY
- 7 MINUTES TO DOWNTOWN COLORADO SPRINGS
- 65 MILES TO DENVER



RE/MAX
COMMERCIAL
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

Rob Rolley
(719) 235-7499

Cowboycommercial@gmail.com

INTERIOR SPACE

1445 N UNION BLVD.
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E/MAX Properties, Inc. 102 S. Tejon St., Suite 100
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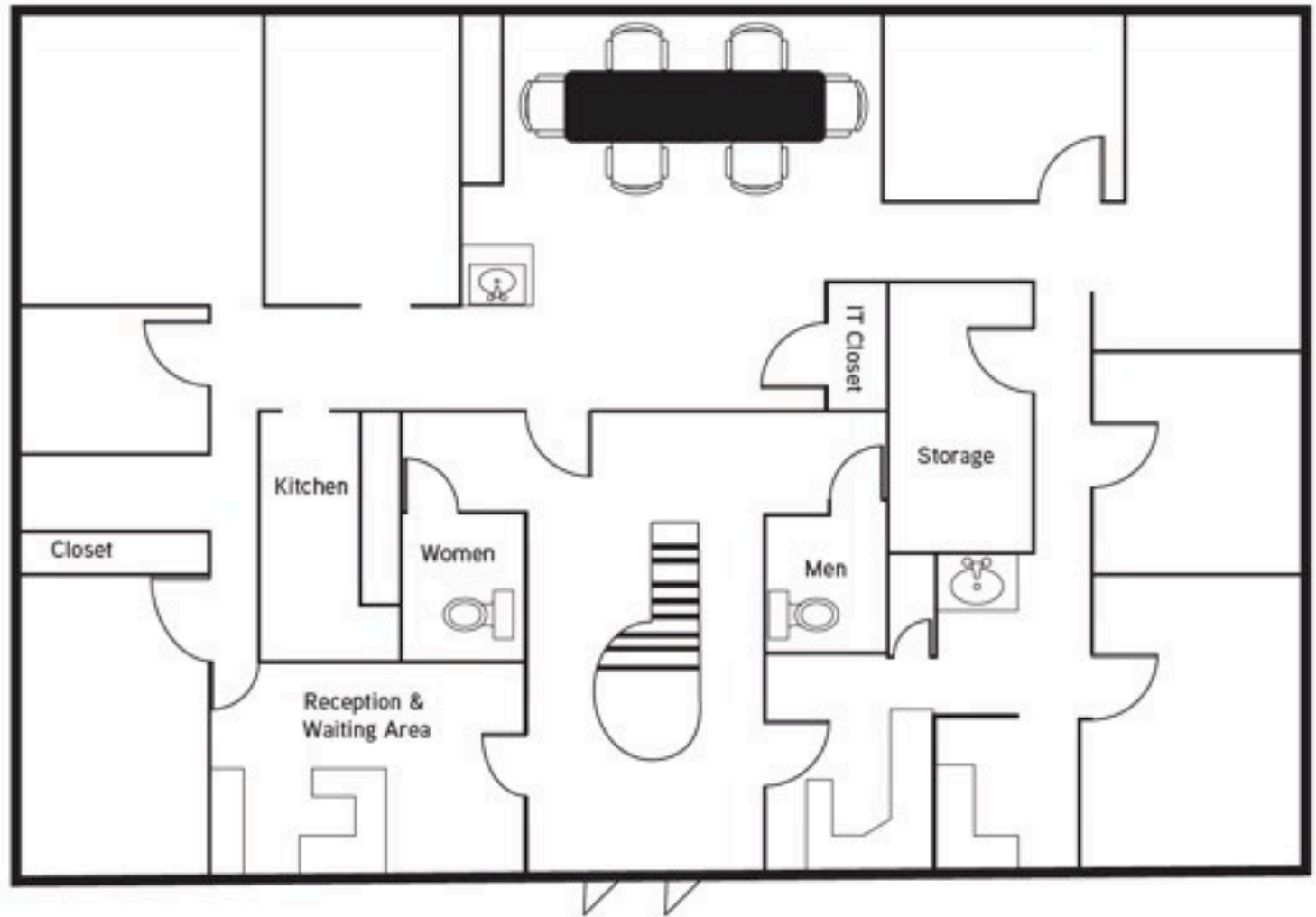
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2ND FLOOR LAYOUT

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2ND FLOOR
3513 RSF



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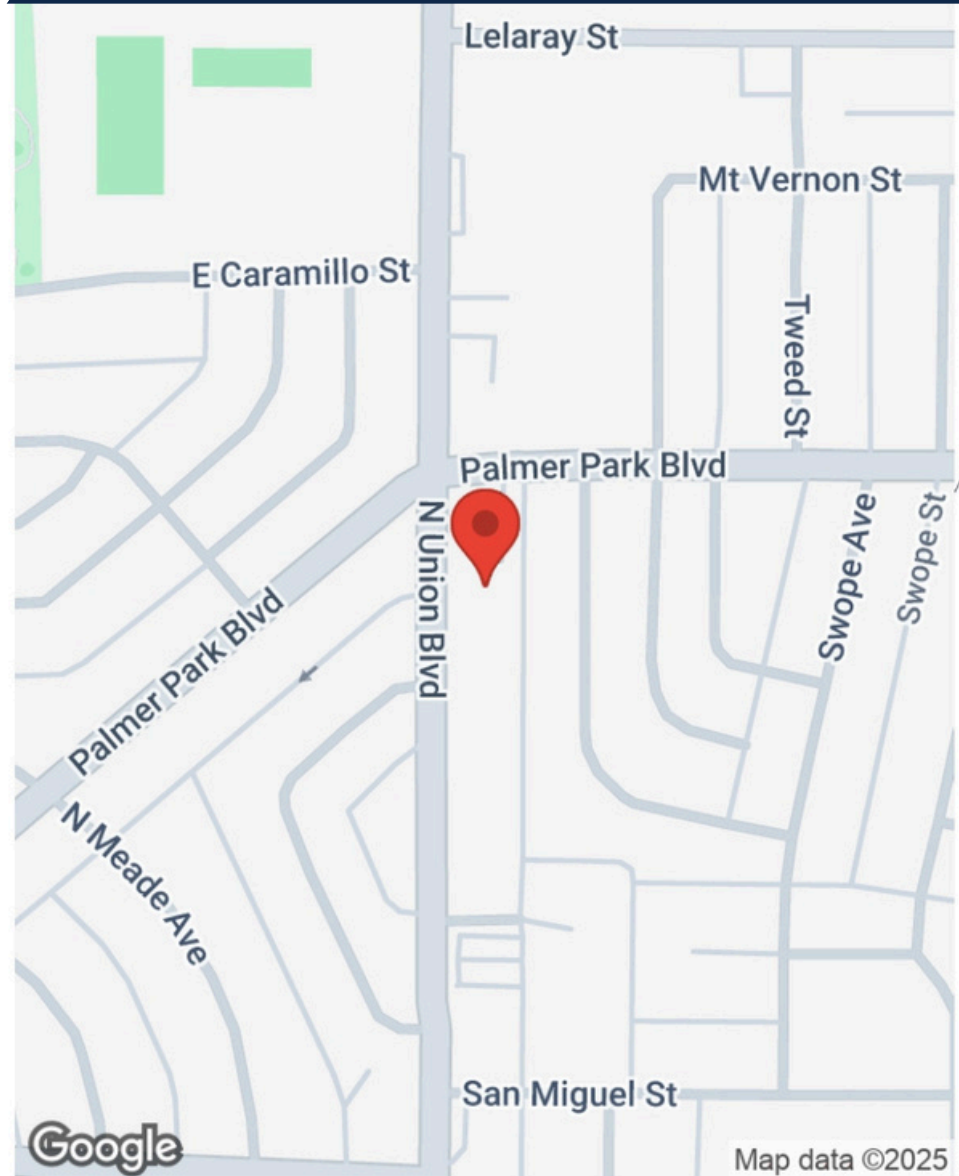
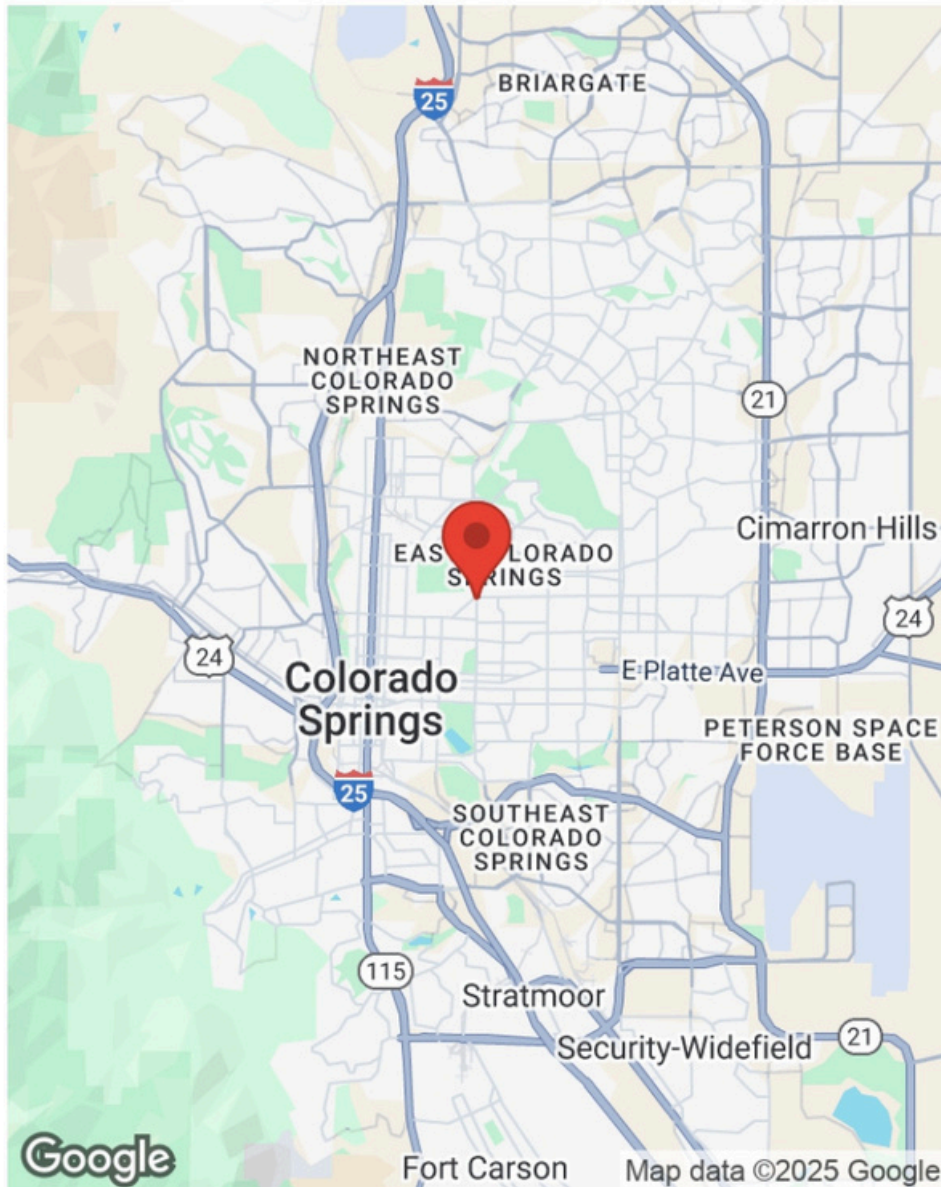
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LOCATION MAPS

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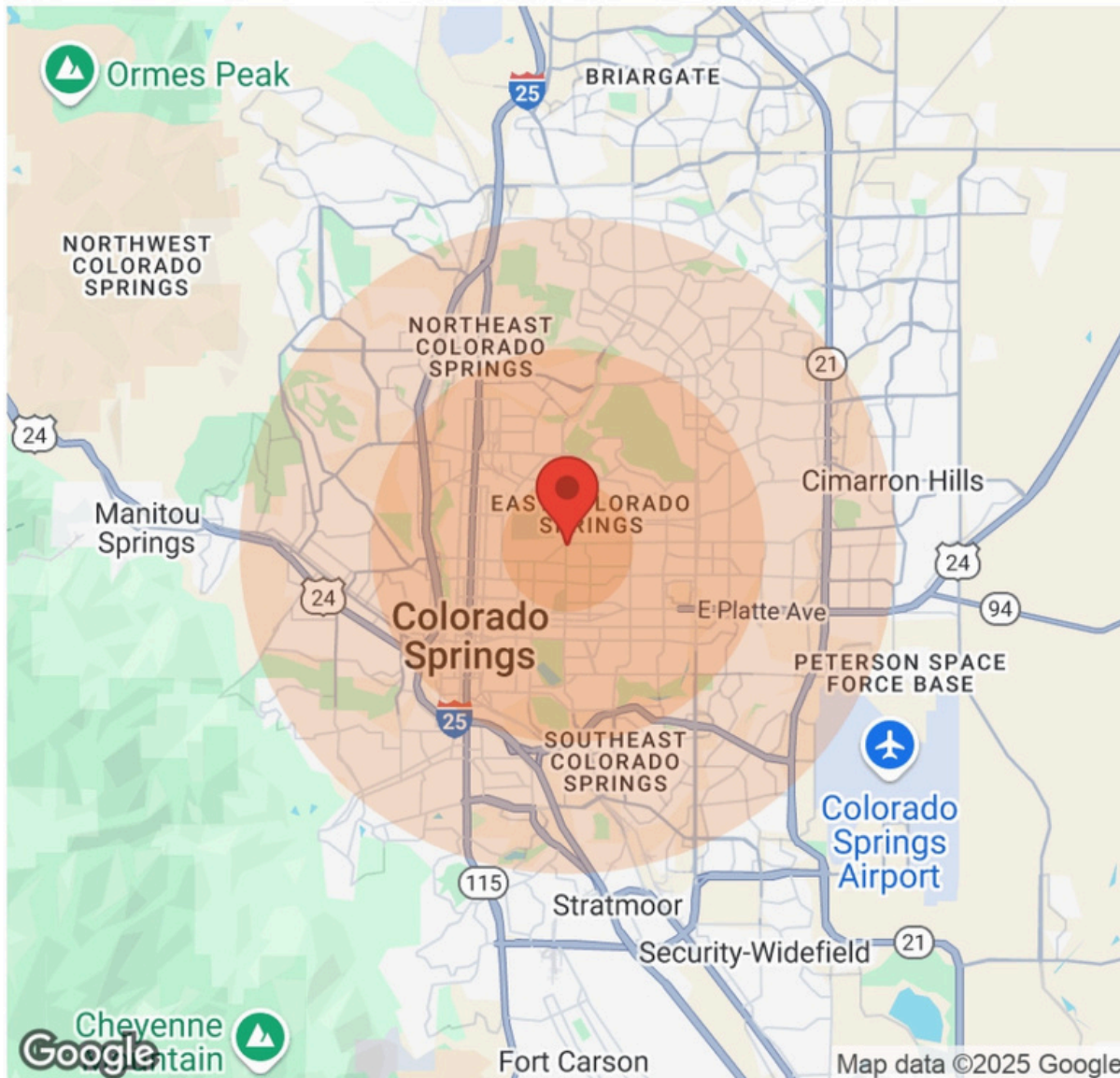


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,323	49,255	132,841
Female	6,986	52,291	136,644
Total Population	13,309	101,546	269,485

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,184	18,826	51,936
Ages 15-24	1,380	11,187	32,395
Ages 25-54	5,694	43,336	112,207
Ages 55-64	1,909	12,257	32,556
Ages 65+	2,142	15,940	40,391

Race	1 Mile	3 Miles	5 Miles
White	11,653	82,530	215,391
Black	432	5,018	15,847
Am In/AK Nat	28	329	707
Hawaiian	N/A	23	178
Hispanic	1,777	19,347	52,544
Multi-Racial	2,280	25,850	68,650

Income	1 Mile	3 Miles	5 Miles
Median	\$45,435	\$37,699	\$43,404
< \$15,000	1,375	8,464	16,858
\$15,000-\$24,999	1,040	6,710	14,906
\$25,000-\$34,999	768	5,845	14,251
\$35,000-\$49,999	1,013	7,412	19,002
\$50,000-\$74,999	1,136	8,350	21,765
\$75,000-\$99,999	594	3,863	11,928
\$100,000-\$149,999	360	3,236	10,333
\$150,000-\$199,999	113	729	2,735
> \$200,000	65	566	2,213

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,607	51,445	126,679
Occupied	7,086	47,238	117,531
Owner Occupied	3,636	23,635	63,820
Renter Occupied	3,450	23,603	53,711
Vacant	521	4,207	9,148