



Colorado Springs  
Commercial

# Office/Warehouse **FOR SALE OR LEASE**



**LEASE RATE**  
\$12/SF/NNN



**PURCHASE PRICE**  
\$1,950,000 (\$206.02/SF)

**AVAILABLE**  
**#160: 3,400 SF**



**5950 OMAHA BLVD**  
COLORADO SPRINGS, CO 80915



# 5950 OMAHA BLVD

COLORADO SPRINGS, CO 80915

Office/Warehouse **FOR SALE OR LEASE**

## OWNERSHIP OPPORTUNITY

Rare opportunity to build equity in commercial real estate along side your business. Owner/User can occupy 3,400 SF while National Credit Tenant Karcher helps finance the property.

This functional property features oversized drive-through doors, two in front and two in the rear, accessing the fenced outdoor storage. Stacked office allows maximum utilization of the shop area. Prime location at Omaha Blvd & Powers Blvd provides great access to all of Colorado Springs.

**SUITE 160**

- (4) Drive-through OHD'S
- 1,000 SF Fenced Yard
- 2nd Floor Mezzanine Office
- Floor Drains

**K'ARCHER**

### EXISTING TENANT:


Click Here to learn more about Karcher  
[www.karcher.com/us](http://www.karcher.com/us)

*Inquire with Brokers for financial information*

  
**BUILDING  
SIZE**  
9,465 SF

  
**SITE  
AREA**  
0.95 AC

  
**YEAR  
BUILT**  
2002

  
**TOTAL LOADING**  
(6) 10' X 14'  
DRIVE-IN OHD'S

  
**ZONING**  
CC CAD-O  
COLORADO  
ENTERPRISE  
ZONE

  
**PARKING**  
2.22 per  
1,000 RSF

  
**FLOOR  
DRAINS**

  
**CLEAR  
HEIGHT**  
16'

  
**PURCHASE  
PRICE**  
\$1,950,000  
(\$206.02/SF)

  
**SPACE  
AVAILABLE**  
#160: 3,400 SF

  
**LEASE  
RATE**  
\$12/SF/NNN

  
**NNN  
EXPENSES**  
\$3.82/SF  
(2025 EST.)



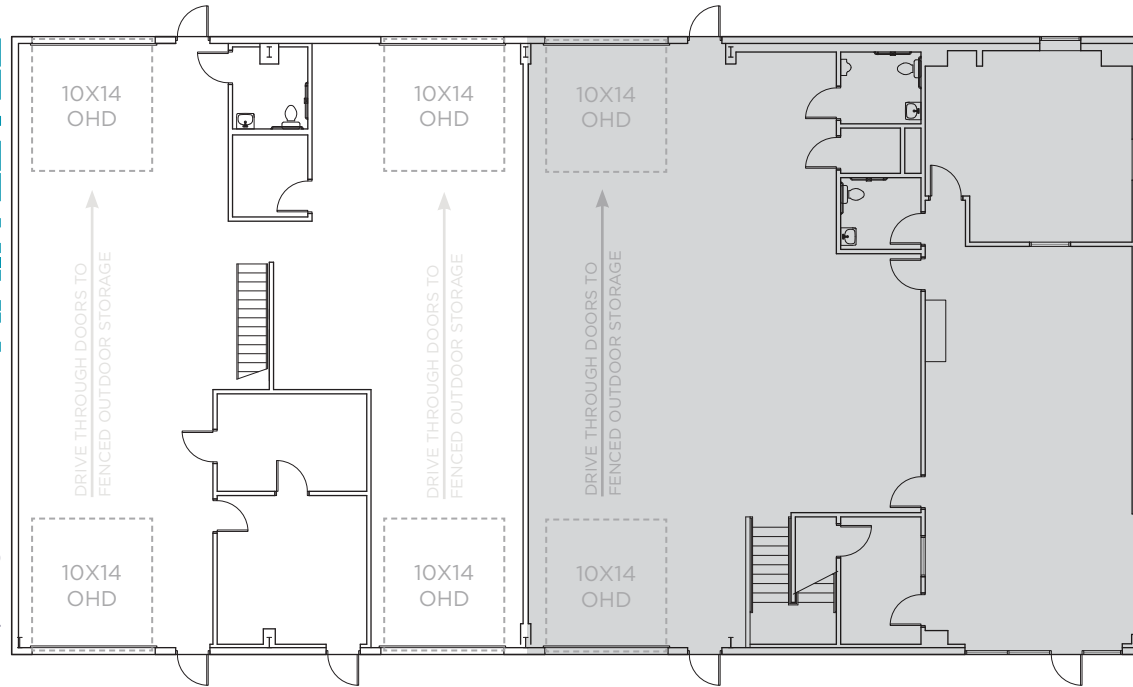
# FLOORPLANS

**SUITE 160: 3,400 SF TOTAL**

**SUITE 120: 6,045 SF TOTAL**

## MAIN LEVEL

SUITE 160  
Main Level  
3,020 SF



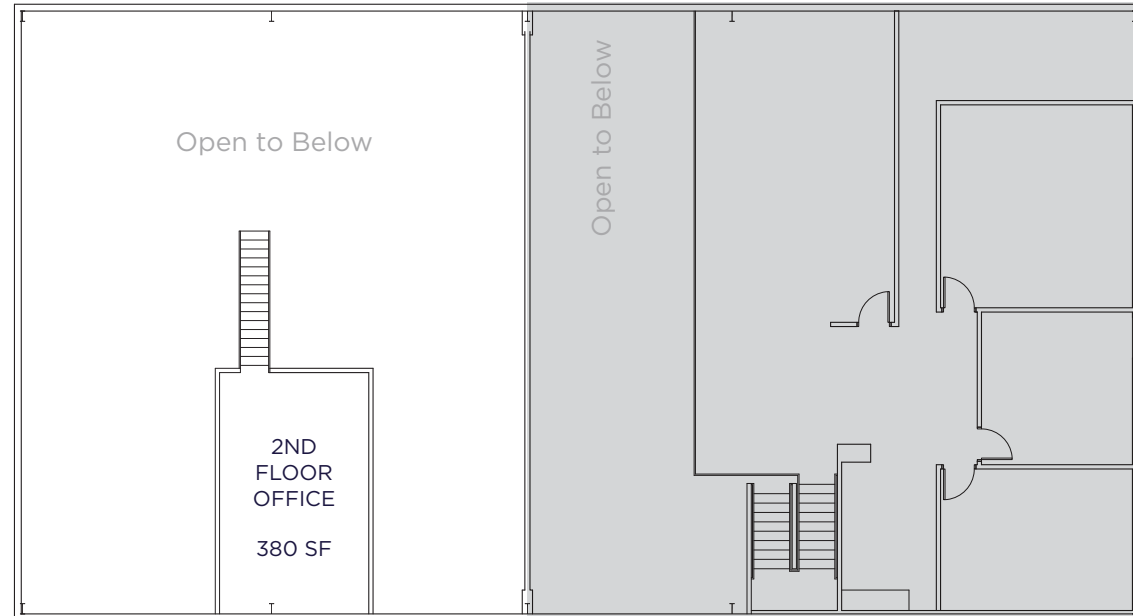
**K'ARCHER**

**LEASE EXP  
6/30/2028**

SUITE 120

Main Level  
3,622 SF

## MEZZANINE LEVEL

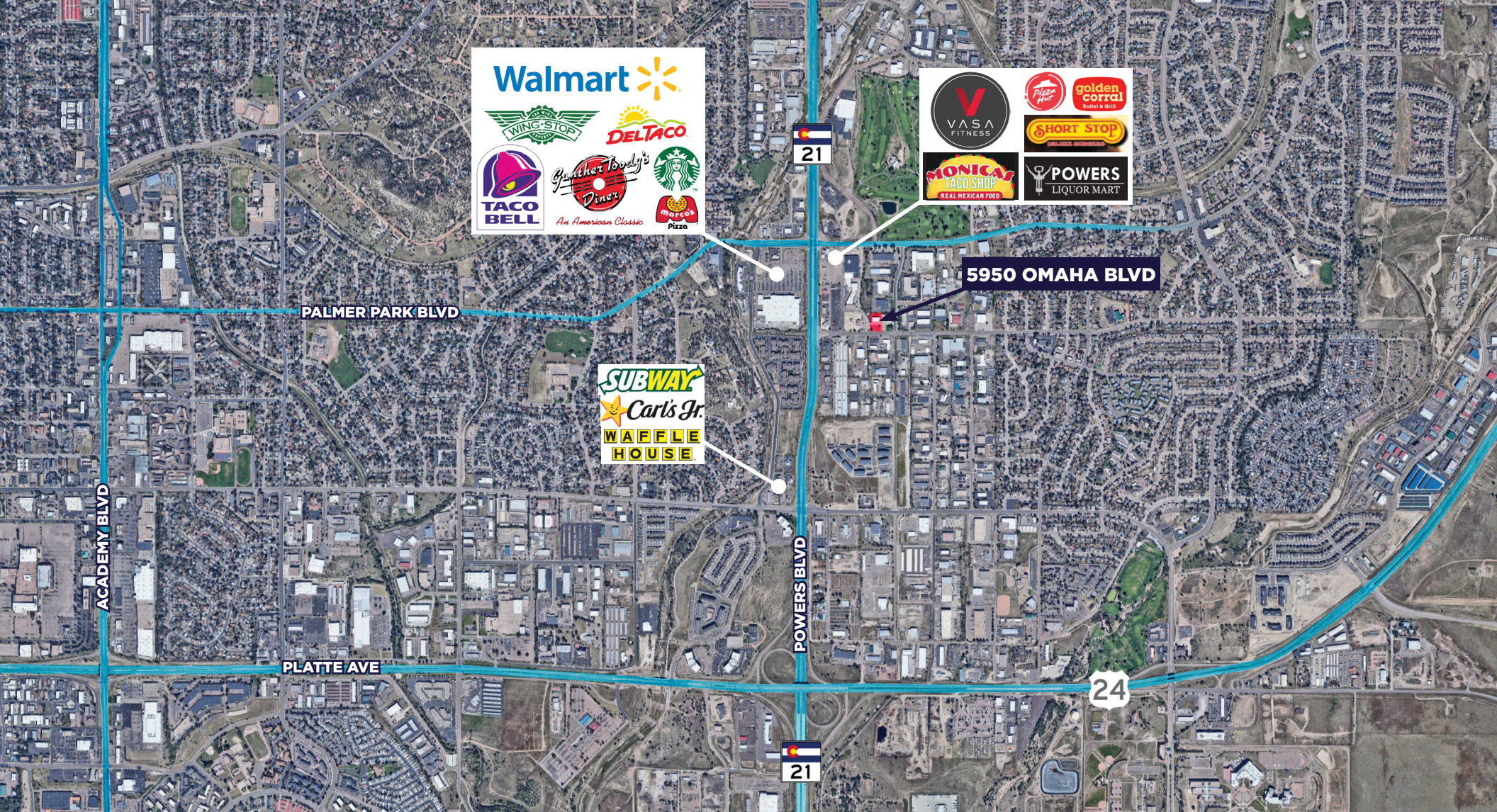


**LEASED**

SUITE 120

Mezzanine Level  
2,422 SF





# CONTACT

**AARON HORN**

Sr Managing Director

+1 719 418 4070

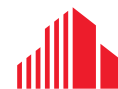
ahorn@coscommercial.com

**HEATHER MCKEEN**

Director

+1 719 418 4062

hmckeen@coscommercial.com



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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