IMPACT COMMERCIAL REAL ESTATE

Flex/Industrial Building Plus Office For Sale

902 N Circle Drive

Colorado Springs, CO

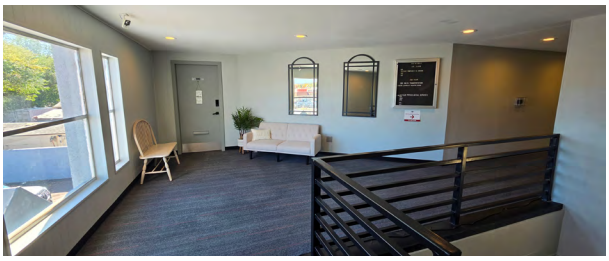
Owner/User Opportunity with Existing Income or Nearly Fully Leased Investment with Upside Potential

±14,500 SF | $1,855,000

Own Your Space. Benefit from Existing Income. Capture Future Upside.

PROPERTY DETAILS

Address	902 N Circle Dr, Colorado Springs, CO 80909
County	El Paso
Sale Price	$1,855,000
Building Size	±14,500 SF (Two-Story)
Lot Size	0.65 Acres (Two Tax Parcels)
Year Built	1972 / Renovated 2017
Zoning	MX-M (Click to View)
Parking	Approx. 50 Surface Spaces
Loading	Grade-Level



Heather Taylor, CCIM
Principal
C 720.217.1315
heather@impactcommercial.co

Anthony Palumbo
Vice President
C 303.258.6255
anthony@impactcommercial.co

7000 S. Yosemite St., Ste. 290
Centennial, CO 80112
720.608.4201
impactcommercial.co

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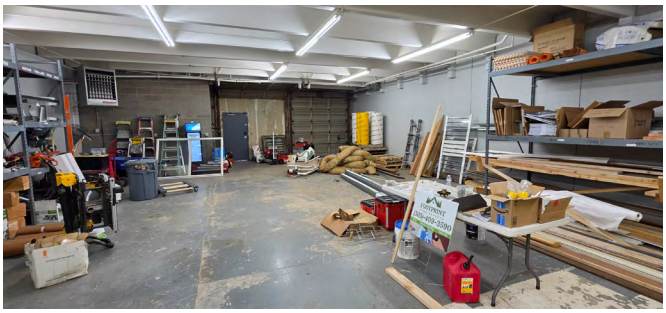
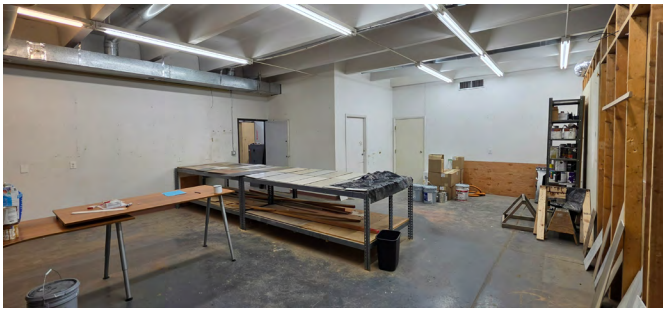
PROPERTY HIGHLIGHTS

- **Two Purchase Strategies:** Owner/User or Income-Producing Investment
- **Existing Rental Income:** Multiple second-floor office tenants
- **Flexible Occupancy:** First-floor flex/industrial space may be delivered vacant or potentially leased back
- **Value-Add Potential:** Opportunity to evaluate rentable square footage and optimize future income
- **Property Features:** Private offices, conference rooms, warehouse/loading access, and secured exterior storage
- **Grade-Level Loading**
- **Minutes to Downtown:** Close to amenities with quick access to major thoroughfares
- **Monument Signage Available**





RARE SECURE FENCED STORAGE YARD

The offering includes a rare secure fenced storage yard situated on a separate contiguous tax parcel, creating additional functionality not commonly available with comparable office/flex properties. This added outdoor storage area enhances the property's appeal for owner/users requiring secure storage of vehicles, equipment, materials, or fleet operations while maintaining a professional office presence.

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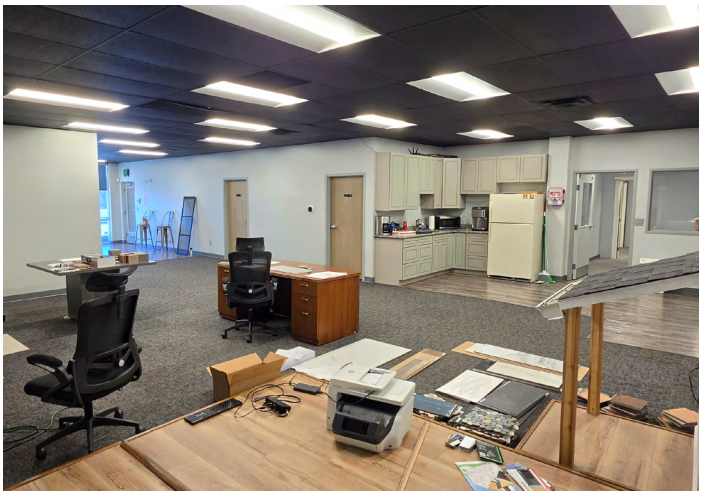
PROPERTY OVERVIEW

Discover a versatile commercial real estate opportunity at 902 N Circle Drive in Colorado Springs, offering the flexibility of owner occupancy with existing rental income or a nearly fully leased investment with value-add potential.

This approximately 14,500-square-foot, two-story office and flex/industrial property features a functional combination of professional office suites, warehouse space, and on-site parking. The second floor is occupied by multiple small office tenants, providing established rental income, while the first floor is currently owner-occupied and offers flexibility for the next purchaser.

For owner/users, the first-floor flex/industrial space can be delivered vacant at closing, allowing a business to establish its own headquarters while benefiting from income generated by existing second-floor tenants. This arrangement creates an opportunity to build equity, control occupancy costs, and offset ownership expenses through rental revenue.

For investors, the existing first-floor occupant may be willing to remain under a lease arrangement, creating the potential for a nearly fully leased, income-producing asset from day one. Additional upside may be available through lease optimization, potential adjustments to rentable square footage, and strategic improvements to rental income over time.



A significant advantage of the property is the inclusion of a separate contiguous tax parcel featuring secure fenced outdoor storage. This additional land area provides flexibility for the storage of equipment, vehicles, trailers, inventory, or other operational needs, making the property particularly attractive to contractors, service providers, and businesses requiring a combination of office, industrial, and secured yard space.

Located along North Circle Drive in central Colorado Springs, the property benefits from convenient access to East Platte Avenue, Downtown Colorado Springs, major transportation corridors, and Colorado Springs Airport. The building offers a combination of office functionality, warehouse capabilities, loading access, ample parking, and secured exterior storage.

Whether seeking a business headquarters with supplemental income or an investment property with opportunities to enhance cash flow, 902 N Circle Drive provides multiple paths to long-term value.

Existing leases and financial information are available to qualified purchasers upon execution of an NDA.

DEMOGRAPHICS

Drive Time	5 Min	10 Min	15 Min
Population	35,212	149,775	320,834
Daytime Population	41,068	173,740	362,600
Employees	17,173	72,610	156,025
Households	15,474	63,996	134,107
Avg. Household Size	2.25	2.29	2.34
Median Age	38.6	36.3	36.5
Median HH Income	$61,549	$66,584	$72,332
Per Capita Income	$34,784	$36,733	$39,050
Median Home Value	$408,497	$426,337	$438,504
Median Net Worth	$90,664	$97,692	$147,440

Source: Esri (2026, 2031)

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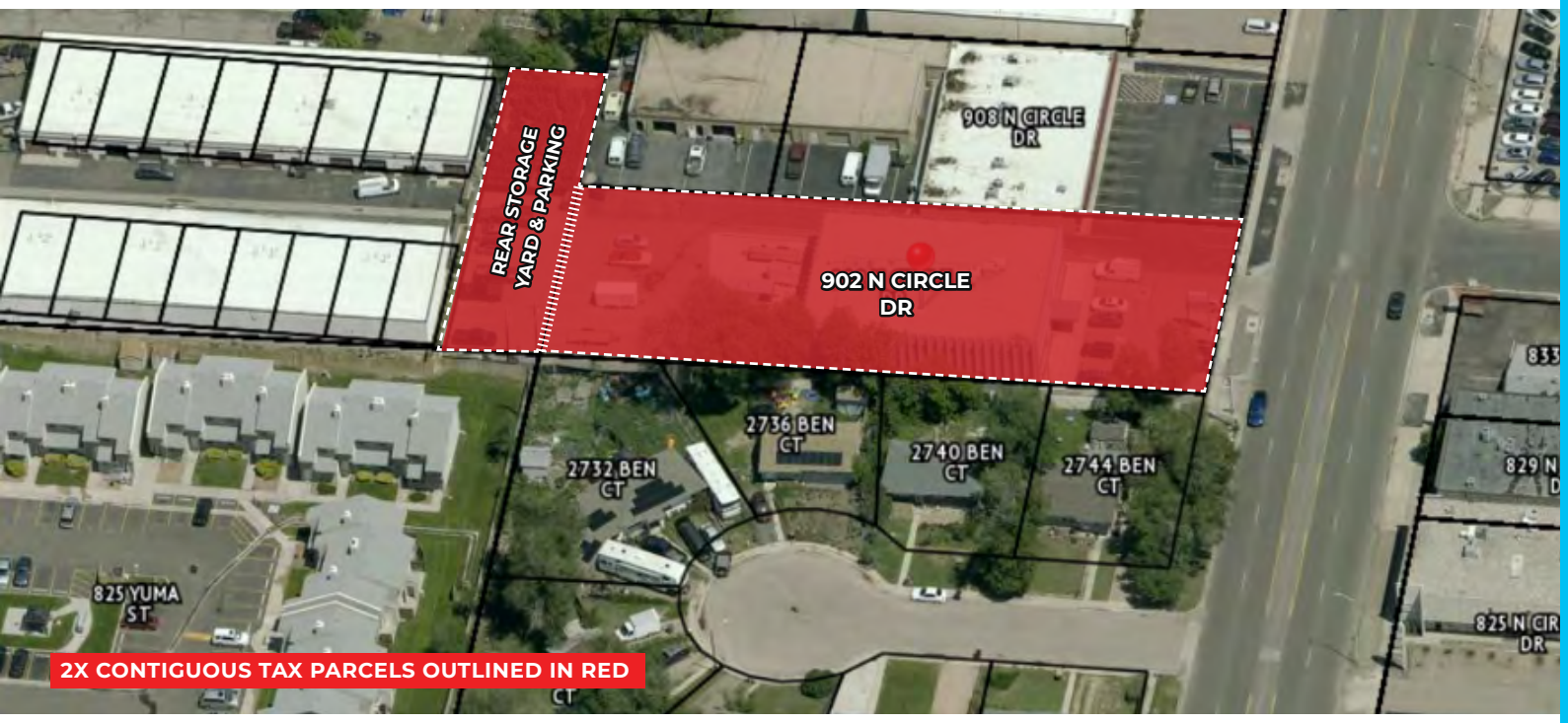
PARCEL AERIAL



AERIAL MAP

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