

READY TO BUILD COMMERCIAL LOT PRICED TO SELL

CORPORATE CLUB PLAZA OFFICE PARK
5020 Boardwalk Dr • Colorado Springs, CO

\$165,000
LOT

PROPERTY DATA

- Area: Lot Size 15,293 Sqft
- Zone: PBC CU
- Property Tax: \$523
- HOA: \$218/mo
- 3.2 Miles from I-25 Exit 146
- (Garden of the Gods Rd)

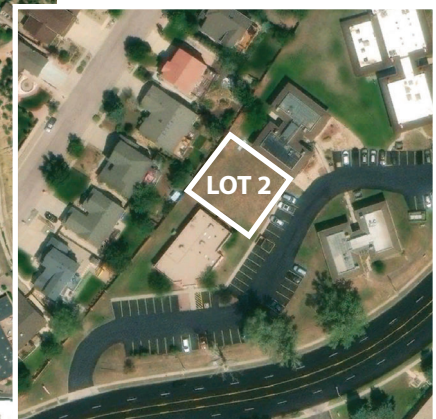
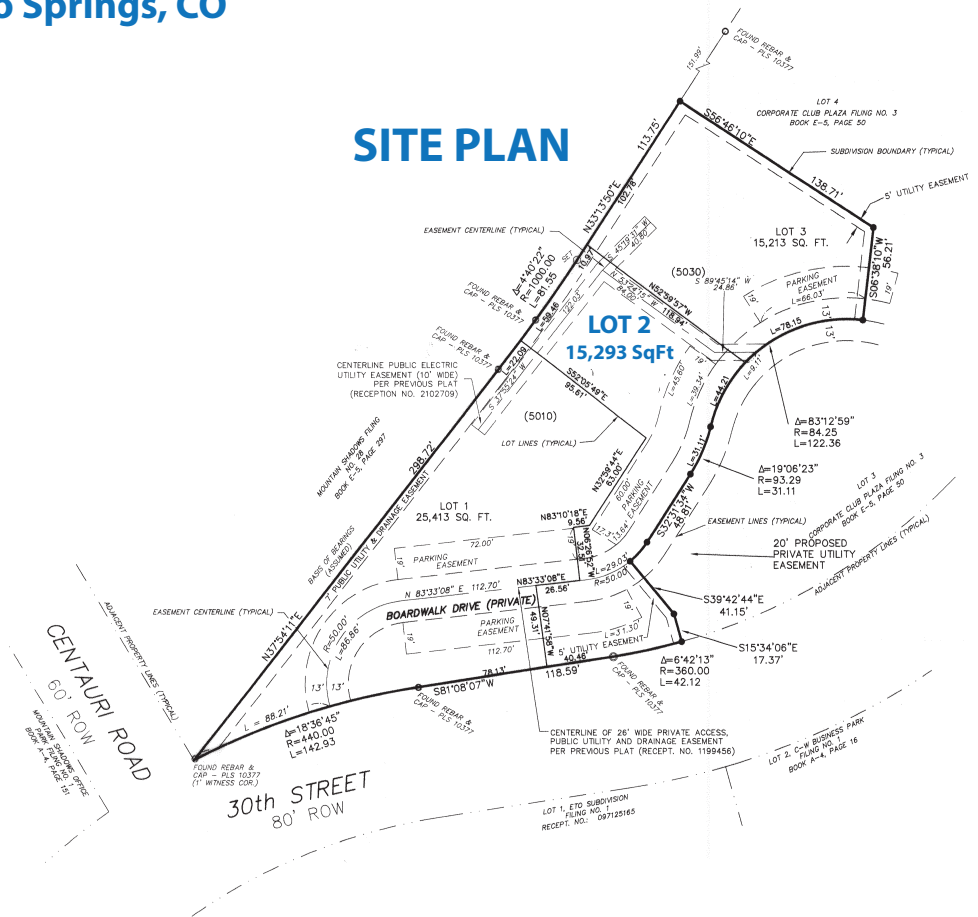
LEGAL DESCRIPTION

Lot 2 Corporate Club PLaza Fil No 3B

AMENITIES

- Short driving distances to a variety of restaurants, Safeway, Univeristy Village Shopping Center, and Mountain Shadows Open Space

SITE PLAN



OFFERED BY

Flora DuPree
Broker

DuPree Real Estate Group
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PROPOSED BUILDING

5020 BOARDWALK DR • COLORADO SPRINGS, CO



1ST FLOOR
2,697 SQFT

2ND FLOOR
2,697 SQFT

TOTAL BUILDING
6,000 SQFT

BUILDING PLANS AVAILABLE

Included in the sale price are stamped drawings CD set, architectural drawings, MEP engineering drawings, and civil engineering drawings ready for permit submission at El Paso County, Colorado Springs, Colorado.

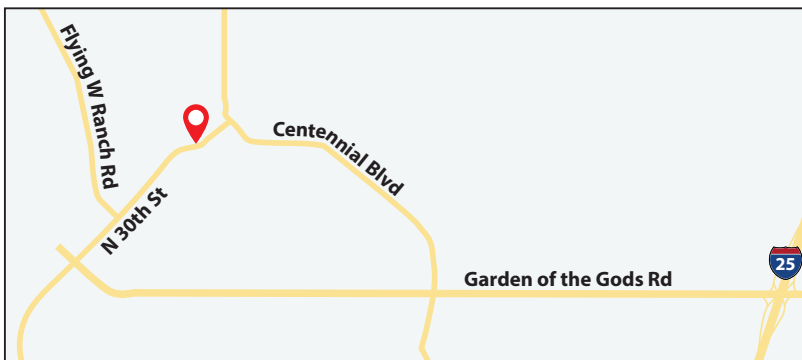
DESIGN CONCEPT – DAEC

DESIGN | ARCHITECTURE | ENGINEERING | CONSTRUCTION

The DAEC center is designed and served as a collaboration center for trade professionals of Design, Architecture, Engineering and Construction with a focus on sustainable design. The aesthetic in this space will provide a balance of modern design and natural elements such as the maximization of natural lighting, plants, wood and stone while also focusing on the lines and shapes commonly found in minimalist design. The environment within the DAEC center should allow employees to work efficiently in their office but also have a space to refresh themselves, for example the interior courtyard or outdoor garden space.

FRAMEWORK OF SUCCESS CRITERIA FOR DESIGN

- Meeting space for trade professionals
- Outdoor space to unwind (Xeriscape landscaping)
- Interior courtyard for conferencing and events
- Rental office space / Kitchen space
- Plotting / printing space Sustainable technologies /
- materials and practices (solar, tankless water heater,
- LED lighting, keyless entry system, etc.)



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