

# 101 SOUTH UNION BOULEVARD COLORADO SPRINGS, CO

*Historic office building poised for repositioning  
in the resurging Colorado Springs market*





# EXECUTIVE OVERVIEW

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## THE *Offering*

JLL (“Broker”) is pleased to exclusively offer for sale, the fee-simple ownership interest in 101 Union (“Property”) located in Colorado Springs, Colorado, one of the fastest growth corridors in the state. This rare value-add and historic building presents a unique opportunity for investors to reposition the vacant building and redevelop the 24.62-acre site at an extremely low basis. 101 Union’s irreplaceable location benefits the property, where there is an increasing demand for multifamily, medical, and commercial redevelopment adjacent to downtown Colorado Springs, Memorial Park, the Printers Parkway medical center community, and the US Olympic Training Center.



# PROPERTY *Summary*

101 SOUTH UNION BOULEVARD | COLORADO SPRINGS, CO

Property Name	Union Printers Home
Location	Southeastern corner of East Pikes Peak Avenue and South Union Boulevard
Vicinity Characteristics	Commercial, Residential, and Medical
Approximate Site/Source	24.62 acres / El Paso County Assessor Data
Zoning	R5 P
Assessor Parcel Number	6416300020

## SITE & BUILDING DETAILS

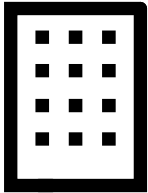
Number of Buildings	Four
Years of Construction	Building 1 (main building) – 1892 Building 2 (historic dormitory) – 1945 Building 3 (historic hospital) – 1945 Building 4 (laundry building) – 1952
Number of Units	140
Building Area (SF)	Building 1 – 93,492 SF Building 2 – 22,328 SF Building 3 – 30,639 SF Building 4 – 9,936 SF
Building Descriptions	4 multi-story buildings, each with a basement Building 1 - 140 rooms Building 4 - laundry & heating equipment

# INVESTMENT *Highlights*



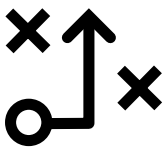
## Irreplaceable Location

101 Union presents an investor the chance to own an ideally located, **value-add** opportunity in Colorado Springs. The Property is currently vacant and poised for a **repositioning opportunity** in an environment where there is an increasing demand for multifamily, medical, and commercial redevelopment. The Property is also surrounded by demand drivers such as Downtown Colorado Springs, Memorial Park, the Printers Parkway medical center community, and the US Olympic Training Facility.



## Unique Historic Building

Dedicated in 1892 as a tuberculous treatment facility for the National Typographical Union, the Property was chosen for its dry, sun-filled location high on a hill with vistas of Pikes Peak. Today, the site-character and historical significance make this a truly unique investment opportunity.



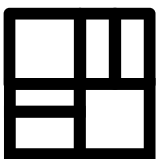
## Repositioning Opportunity

Given its historical character, irreplaceable location, and surrounding medical, office, and residential demand drivers, 101 S Union is ideally situated for repositioning. **A parcel of land of this size in a highly desirable urban location is very rare.** The basis on the buildings is **significantly below replacement cost** allowing flexibility for its future.



## Thriving Colorado Springs Market

**Colorado Springs, one of the fastest-growing large cities in the nation,** is expected to pass Denver as the State's most populous city by 2050. Large, incentive corporations are attracted to the area due to its **talented and educated workforce, accessibility, and work-life balance.** Progressive Insurance, In-N-Out, Sierra Nevada, and the US Space Command have all recently invested in the future of Colorado Springs by expanding and committing to the area for years to come.



## Flexible Zoning

101 Union is currently **R5 P zoned**, allowing a potential investor to redevelop the 24.62 acres for residential, multifamily and commercial uses. The zoning permits a potential investor to maximize development for the irreplaceable, value-add location in the flourishing Colorado Springs market.



## Amenity Rich Location

The Property is located at the intersection of Pikes Peak Avenue and Union Boulevard, **adjacent to the office district and amenities of Downtown Colorado Springs.** Additionally, the Property benefits from the surrounding UCHealth, Kaiser Permanente, and the Printers Parkway health center community, as well as its proximity to the highly visited Memorial Park, US Olympic and Paralympic Training Center, Colorado College and the Citadel Crossing Shopping District.

# Contact *Information*

## INVESTMENT ADVISORS

### **Jason Schmidt**

*Managing Director*

JLL Capital Markets

+1 303 515 8095

jason.schmidt@am.jll.com

### **Lindsey Fahey**

*Director*

JLL Capital Markets

+1 312 228 3012

lindsey.fahey@am.jll.com

## DEBT & FINANCE

### **Kristian Lichtenfels**

*Senior Director*

JLL Capital Markets

+1 303 515 8007

kristian.lichtenfels@am.jll.com

## ANALYTICAL SUPPORT

### **Elizabeth Edwards**

*Analyst*

JLL Capital Markets

+1 303 542 1507

elizabeth.edwards@am.jll.com

### **Rachel Vogel**

*Associate*

JLL Capital Markets

+1 303 542 1506

rachel.vogel@am.jll.com

## GRAPHIC DESIGN

### **Ashley Ahlene**

*Graphic Design*

JLL Capital Markets

+1 303 515 8044

ashley.ahlene@am.jll.com



**JLL®**

1225 17th Street, Denver, CO 80202

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