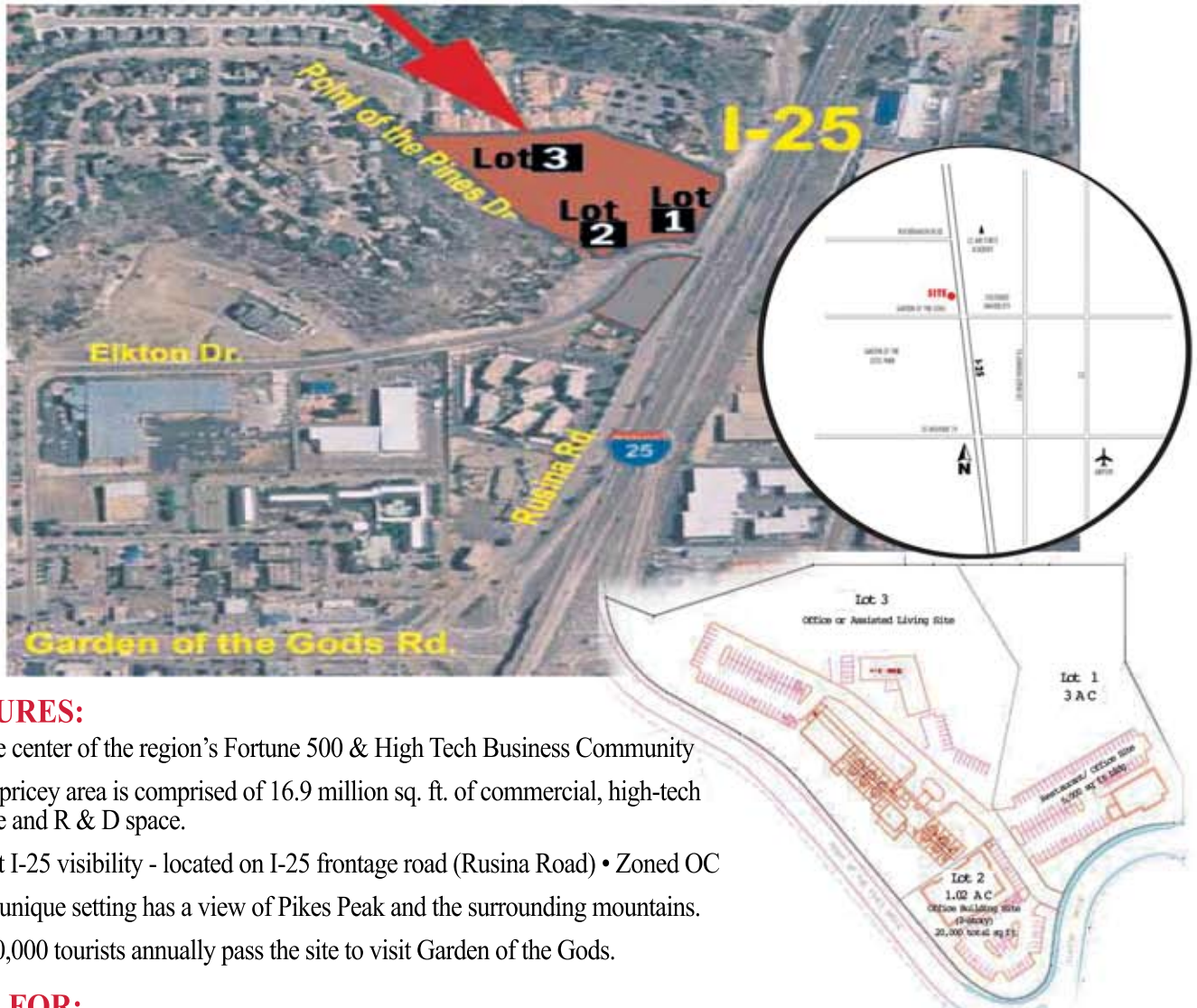


Sunbird Business Center

On I-25, In the Garden of the Gods Business Corridor Park



FEATURES:

- In the center of the region's Fortune 500 & High Tech Business Community
- This pricey area is comprised of 16.9 million sq. ft. of commercial, high-tech office and R & D space.
- Great I-25 visibility - located on I-25 frontage road (Rusina Road) • Zoned OC
- This unique setting has a view of Pikes Peak and the surrounding mountains.
- 1,700,000 tourists annually pass the site to visit Garden of the Gods.

SITES FOR:

- * CLASS A Office/Medical Sites for a building of 10,000 sq. ft. & 20,000 sq. ft.
- * RESTAURANT
- * ASSISTED LIVING

Lot 1	3-acres	\$585,000
Lot 2	1.02-acres	\$495,000
Lot 3	5.67-acres	\$620,000

AREA STATISTICS:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population 2007	5,279	67,124	190,304
Avg. hshld income	\$69,713	\$81,225	\$74,009

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