

The **Offices**

AT



**VICTORY
RIDGE**

Leading
the **North**

www.VictoryRidge.com



CBRE



150 Parks with over
9,000 acres of Open Space



230+ Miles of Trails



11 Ski Resorts



15 Minutes to National Forest



World Class Rafting & Fly Fishing



Camping & Hunting



Over 30 Breweries & Distilleries

Colorado Springs.

1ST

MOST DESIRED
PLACE TO LIVE IN AMERICA

(U.S. News & World Report, 2018)



**NATIONALLY
RECOGNIZED SCHOOLS**

PREMIER K-12, SCHOOL CHOICE,
4 UNIVERSITIES & COLLEGES.

COST OF LIVING

MORE AFFORDABLE THAN DENVER.
HOUSING: 35.5% LESS | OVERALL: 21.7% LESS



300 DAYS

OF DEEP BLUE SKIES, ABUNDANT SUNSHINE
& LOW HUMIDITY

(visitcos.com)



22 MINUTE

AVERAGE COMMUTE TIME

(bestplaces.net)

**NATIONALLY
RECOGNIZED HEALTHCARE**



A Better
Lifestyle.





12TH MOST EDUCATED CITY IN AMERICA

36% w/ college degree or better

UNIVERSITIES & COLLEGES

30,700 Students

30% "MORE PRODUCTIVE" WORKFORCE

Ask us why.



A Better Workforce.





Live.

Work.

Play.



DRIVE TIMES

15 MINS TO NATIONAL FOREST

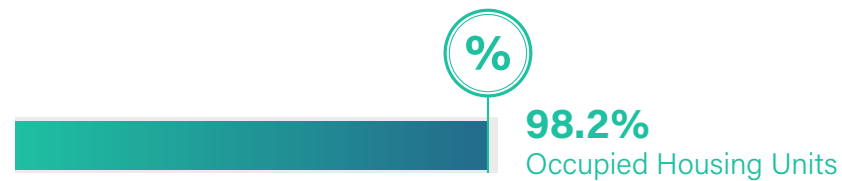
IMMEDIATE ACCESS TO **I-25**

27 MINUTES TO COLORADO SPRINGS AIRPORT

15 MINUTES TO DOWNTOWN COLORADO SPRINGS

45 MINUTES TO DENVER

Leading Lifestyle.



Leading Business.

4,890,000^{SF} CORPORATE OFFICE • RESEARCH
HIGH-TECH MANUFACTURING • DATA CENTERS

A DIVERSE ECONOMY



TOURISM



HEALTH & WELLNESS



FINANCIAL SERVICES



SOFTWARE



IT HARDWARE R&D



CYBER SECURITY



AEROSPACE & DOD



HIGH-TECH
MANUFACTURING



HIGHER-EDUCATION



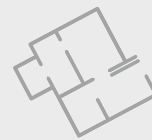
SPORTS & FITNESS

Leading Development.

2018 – 2021 Projects



6 Hotels



2,501 Apartments &
Townhomes



2,207 Single Family Homes

1,240,000 SF Medical
& Office

1 New

+ Primary Hospital
+ Children's Hospital



380,000 SF

 of Retail

The Offices

AT VICTORY RIDGE

The Offices at Victory Ridge thrive at the epicenter of development and growth in Colorado Springs and presents the most attractive real estate offering in the City.

Located off Interstate 25 and Interquest Parkway, Victory Ridge provides tenants and their customers with unparalleled views and access to the Rocky Mountain lifestyle.

Surrounded by the City's premier retail, entertainment, jobs, schools, and neighborhoods there is no better location to grow your business and advance your brand in this thriving and remarkable City.



Dedicated Parking: 1/1,000 RSF

Central Garage Parking: 1,100 Total Spaces

RETAIL

RETAIL SUITES	1,333 SF - 20,247 SF
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RETAIL LEASE RATES	\$30.00 PSF + \$11.00 NNN
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TIA	\$50.00
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TOTAL RETAIL SF: 34,974

PHILIPS
120,000 SF

LOCKHEED MARTIN
267,000 SF

BAL SEAL
157,000 SF

Centura Health
±3,000,000 SF

GREAT WOLF LODGE

Ent
340,000 SF

NEW MEDICAL & WELLNESS BUILDING - NHRD

OFFICE BUILDING (4 STORIES)

ICON CINEMA

IN-N-OUT BURGER
RESTAURANT

SCHEELS
200,000 SF

LOKAL
221 TOWNHOMES

OFFICE & RETAIL WEST AND EAST OF THEATRE COMPLEX

IN-N-OUT BURGER
CORPORATE CAMPUS

VOYAGER PKWY

INTERQUEST PKWY



The **Offices**

AT



VICTORY RIDGE

**FOR MORE
INFORMATION
PLEASE CONTACT**

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**VISIT OUR
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www.VictoryRidge.com

CBRE

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