

30,000- 251,027 SF OFFICE AND FLEX SPACE

1005 WOODMEN

COLORADO SPRINGS, CO



- 45 minutes to Denver
- 360 degree open-design layout
- Multi-level office building
- Demisable to 30,000 SF

The Crest at Woodmen is an office environment for today's workforce, featuring a 360 degree open-design layout complete with western-facing panoramic views of Pikes Peak. The site includes ample room for future employee parking and the location along I-25 features premier access, allowing for minimal commutes from all directions. The office and flex complex is set within an active landscape that includes Cottonwood Creek's pedestrian trail to the south, and a forthcoming lifestyle center abutting the building to the east, which will provide restaurants, retail and entertainment.

FOR MORE INFORMATION,
PLEASE CONTACT:

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\$14.00/PSF + \$7.65 NNN

CBRE



FEATURES & AMENITIES

- 30,000- 251,027 SF Office & Flex
- Premier Location
- Interstate Visibility
- Remarkable Interior Design
- Collaborative Environment
- Modern Finishes
- Unprecedented Amenities



FRONT OF HOUSE

- Front Office
- Full Service Cafeteria
- Break Area
- Lifestyle Center
- Restrooms & Showers
- Employee Lockers
- Robust Employee Parking
- Nature Trails & Bike Paths



UTILITIES*

- Fiber: +5 Providers
- Electric: Redundant 12.5 KVA
- Natural Gas: Industrial Grade
- Water & Fire: Separate 8" Supply
- Wastewater: 8" Private Line



RENT

- Base Rent: \$14.00 PSF
- NNN: \$7.65 PSF (Full Service) + Separate Electric Utilities

* Provided by Colorado Springs Utilities unless otherwise noted.



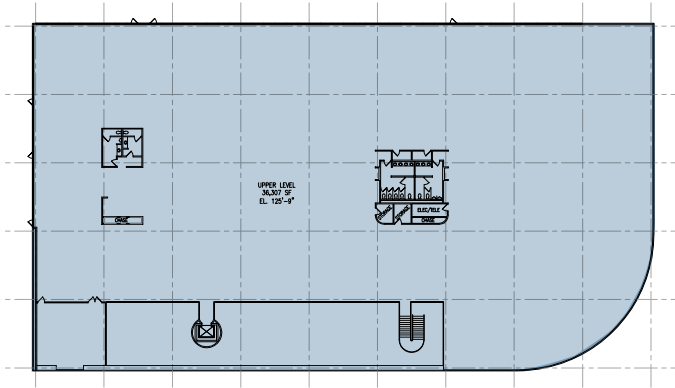
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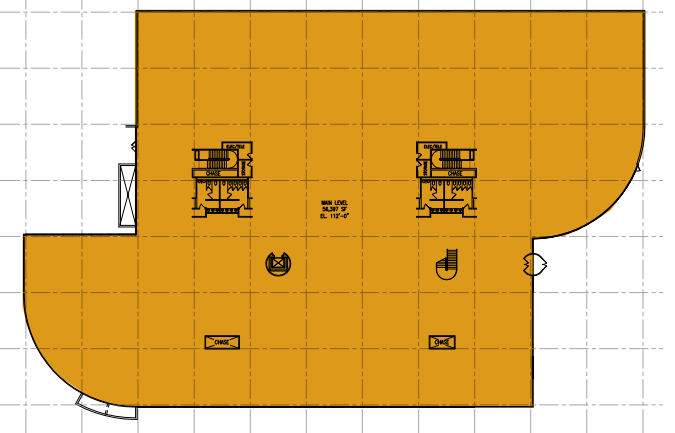
WOODMEN

COLORADO SPRINGS, CO

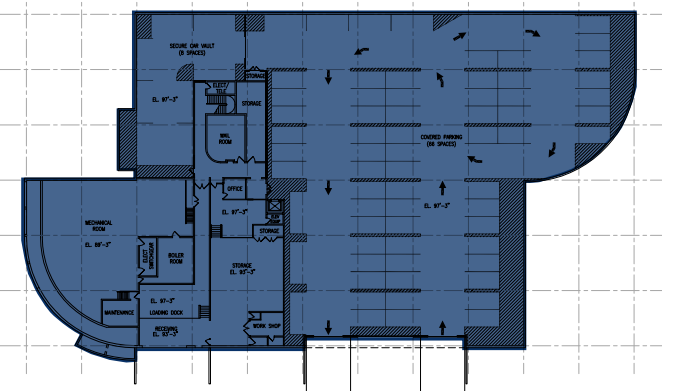
- Upper Level: 36,307 SF
- Main Level: 56,397 SF
- Ground Level: 35,780 SF
- Warehouse: 122,543 SF 14.5' clear



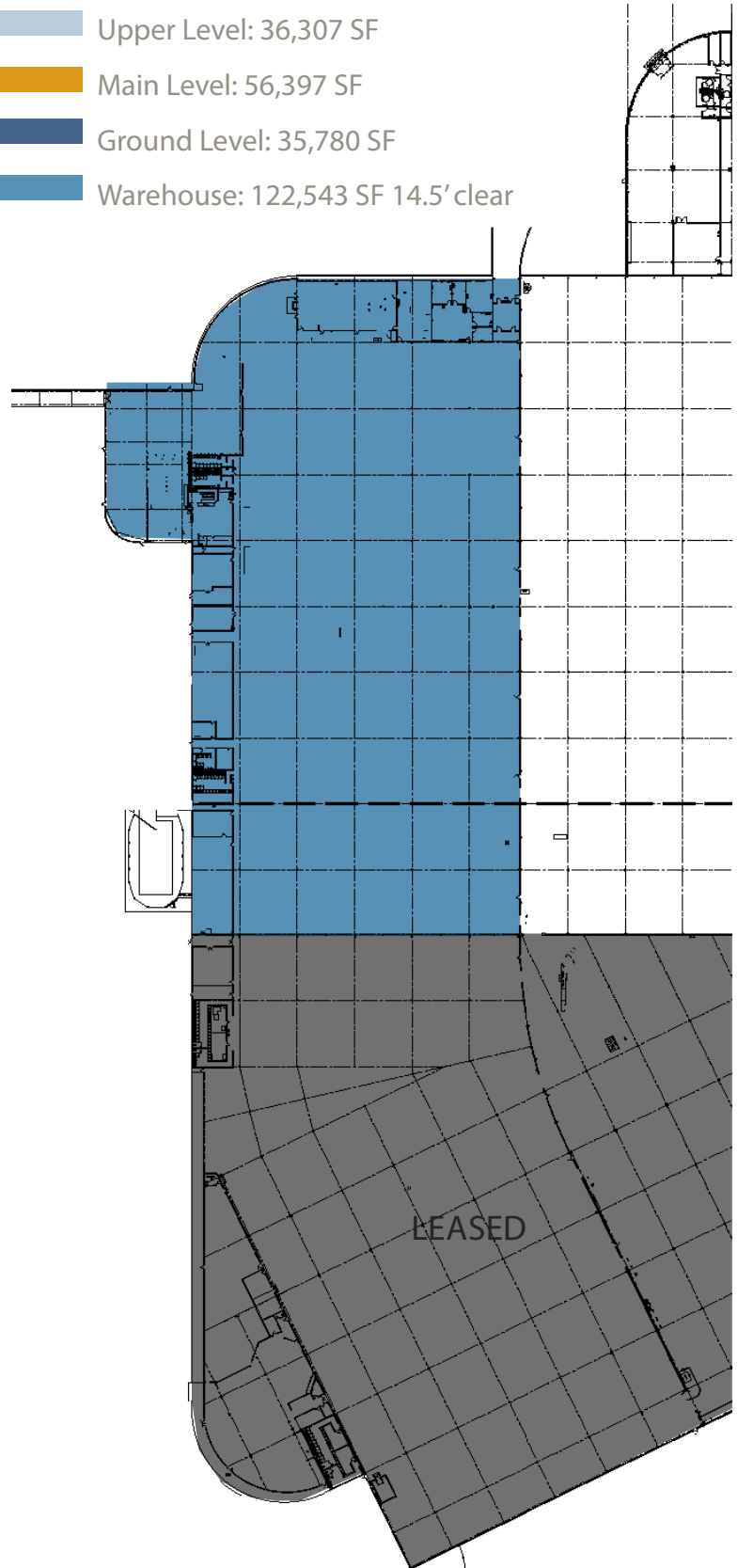
UPPER LEVEL

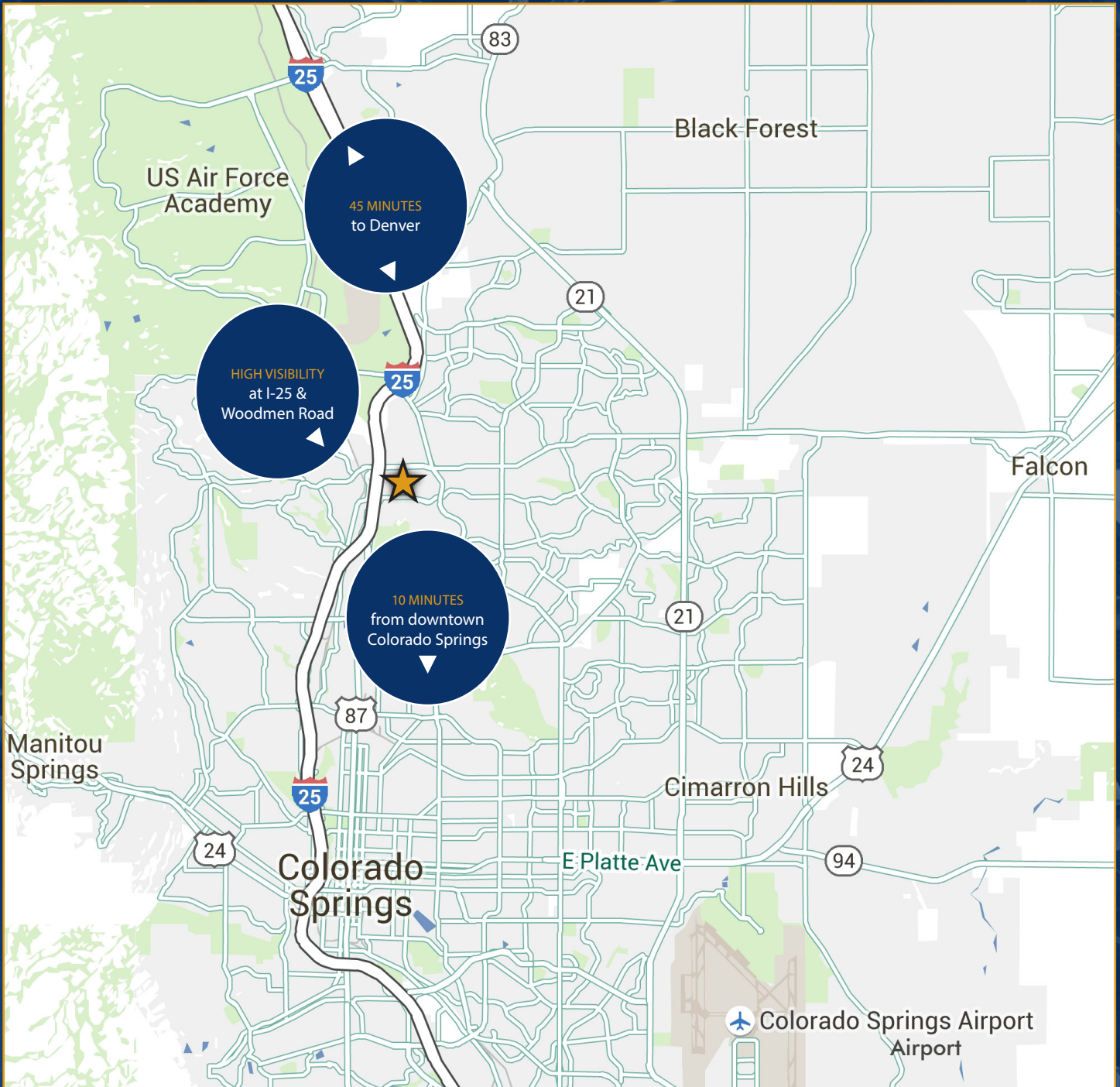


MAIN LEVEL



GROUND LEVEL





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