

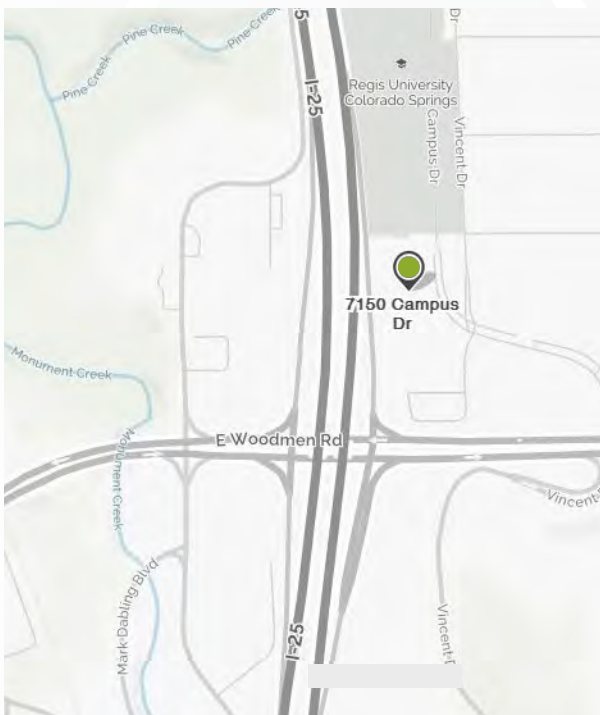
Office For Lease

7150 CAMPUS DRIVE,
COLORADO SPRINGS, CO

WOODMEN
CORPORATE
CENTER



1,391 SQUARE FEET AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS & AMENITIES

- Class A office building
- Excellent freeway visibility on I-25
- Monument signage
- Easy access to all parts of Colorado Springs via interchange at Woodmen Road and I-25
- Recently renovated workout facility with men's and women's locker rooms and showers
- On-site secured storage
- Reserved covered parking spaces
- Common conference center
- Key card security for after-hours
- Fiber and DSL Connections

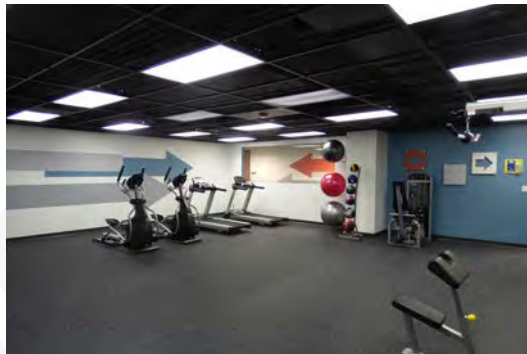


**Newmark
Knight Frank**

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**7150 CAMPUS DRIVE,
COLORADO SPRINGS, CO**



DETAILS

Space Available:

Second Floor: 1,391 SF
(available 3/1/21)

Building Size:

107,034 RSF

Lease Rate:

\$16.00/RSF, NNN

Expenses:

(2020 estimate): \$6.88/RSF, NNN

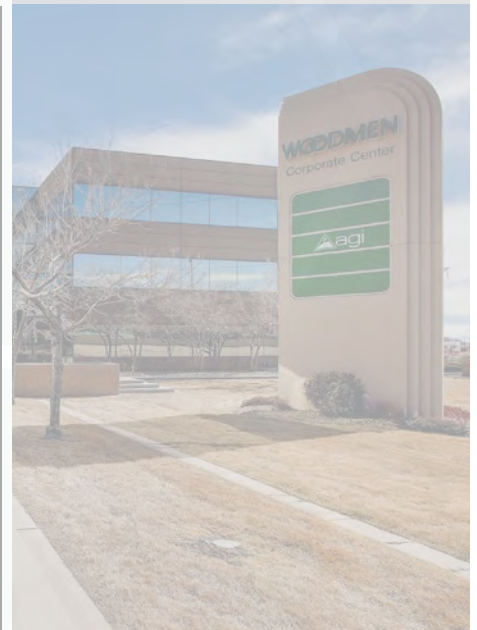
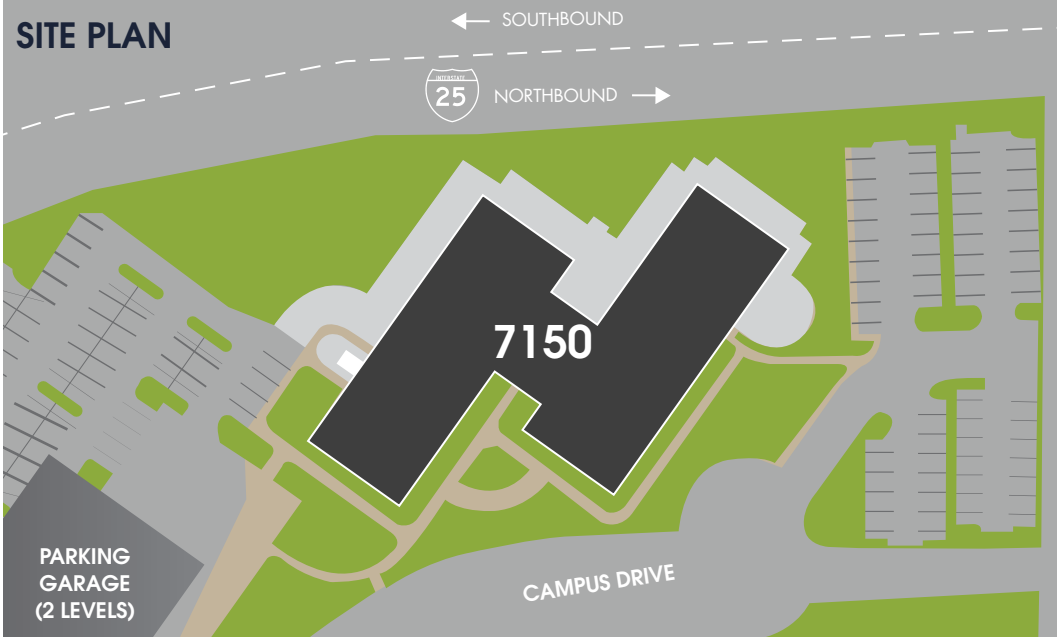
TI Allowance:

Negotiable

Parking:

4.1 per 1,000 rentable square feet
(Includes 1 covered space per 1,250 RSF)

SITE PLAN



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