

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



OFFICE

OFFICE SUITES 6,178 SF - 108,043 SF

OFFICE LEASE RATES \$28.00 PSF
+ \$11.00 NNN

TIA \$50.00



RETAIL

RETAIL SUITES 1,333 SF - 16,950 SF

RETAIL LEASE RATES \$30.00 PSF
+ \$11.00 NNN

TIA \$50.00

TOTAL SF: 145,053





Carpathia

In 2017, Nelson+Stowe and Ross Group joined forces as Carpathia. With a collective experience of 50 years of design, engineering, construction, and development the partners of Carpathia have successfully delivered \$2 billion in complex projects that include market-leading office, high-rise hotels, retail, restaurants, apartments, and government facilities to the restoration of Art Deco masterpieces and creative retail centers crafted from repurposed shipping containers.

In recent years Carpathia has made a name for themselves by tackling some of the toughest restoration and redevelopment projects and creating market-changing spaces that have elevated the neighborhood experience and business districts in which they're located. They are guided by twin commitments: to achieve excellent returns for investors while creating superior urban spaces.

Carpathia has consistently created opportunity out of challenge and is excited to expand into the Colorado Springs market with The Office at Victory Ridge. Along with Mission Hill Capital as an equity partner, the team will be completing the four-story, \$35 million, 142,000 square foot, Class-A office and existing retail buildings in the heart of this premier development in Colorado Springs' most exciting submarket.



WARREN ROSS

Warren is a principal at Carpathia and President of Ross Group, a construction and engineering company that has completed nearly \$1 billion in contracts under his management. In 2011, he leveraged his construction experience to found Carpathia's predecessor development group. Warren has a bachelor's degree in mechanical engineering from the Massachusetts Institute of Technology and a Masters in Business Administration from the University of Tulsa.



ELLIOT NELSON

Elliot is a principal at Carpathia and CEO of McNellie's Group, a collection of 19 restaurants that pioneered downtown revitalization in Tulsa, Oklahoma City, and Little Rock. Since 2004, Elliot has been involved in urban core rehabilitation through multi-family, retail, office, and restaurant development as McNellie's Group, Nelson+Stowe, and Carpathia. Elliot completed his undergraduate studies at Notre Dame. He is a board member of the Tulsa Chamber of Commerce, the Oklahoma Restaurant Association, and is a member of the Young Presidents' Organization.



CASEY STOWE

Casey is a principal at Carpathia. Previously, Casey was a partner in development company Nelson+Stowe, where he led several multifamily and retail urban center revitalization projects. Prior to real estate, Casey worked in the banking, health technology, and energy industries. Casey has a bachelor's degree and MBA from Loyola University in New Orleans.



MATT NEWMAN

Matt is the Director of Development at Carpathia. He has 10 years of development and construction experience spanning homebuilding, land development, historic rehabilitation, and downtown new construction. Matt received his bachelor's degree from the University of Oklahoma and studied construction management at the University of Nevada at Las Vegas.



SPENCER WESTFALL

Spencer is a project manager at Carpathia. He has 10 years of experience in commercial banking, construction, and contract negotiation in the real estate and energy industries. His expertise includes general contracting, title work, contract negotiation, and commercial lending. Spencer received his bachelor's degree in Construction Management Technology at Oklahoma State University.



KEVIN SYMCOX

Kevin Symcox is a real estate analyst and assistant project manager at Carpathia, where he specializes in real estate finance. Previously, he worked in business research, urban planning, and the military. Kevin did his undergraduate studies at Yale and received his master's degree in real estate and urban development from Harvard. Kevin also serves as an infantryman in the United States Marine Corps Reserve.



DAVID FRIEDLAND

David Friedland is a real estate analyst and assistant project manager at Carpathia. He specializes in real estate finance and public policy. He has worked in local government and in economic development research. David received his bachelor's degree from Columbia University in the City of New York and completed a master's degree in urban policy at Harvard. David is also a Teach For America alumnus.



MELODY ALLWINE

Melody Allwine is a property manager at Carpathia. She has six years of property management experience spanning sixteen properties, with a background in vacation rental management. Melody is currently earning a bachelor's degree in Marketing from Oklahoma Wesleyan University.



JECOAH BYRNES

Jecoah is a managing partner at Mission Hill Capital, sourcing unique investment opportunities for investors and partners in institutional and value-add real estate investments.

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POCKET FOLDER

The **Offices**

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**FOR MORE
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CBRE

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