

FOR LEASE

THE OFFICES AT
**VICTORY
RIDGE**

www.VictoryRidge.com



10855 HIDDEN POOL HEIGHTS & 1808 SPRING WATER PL. | COLORADO SPRINGS



THE OFFICES AT
**VICTORY
RIDGE**

NORTHGATE

Johnson & Johnson

INTERQUEST PARKWAY

IN-N-OUT
BURGER
FIRST IN COLORADO

PIKES PEAK
COMMUNITY COLLEGE

IN-N-OUT
BURGER
IN-N-OUT
CORPORATE OFFICES

SAP

**UNDER CONSTRUCTION
(OPEN 2021)**

- IN-N-OUT
- QDOBA
- FIRST WATCH
- NEKTER
- GLO NAIL SPA
- SHERWIN-WILLIAMS
- PACIFIC DENTAL
- HYATT PLACE
- SLIM CHICKENS
- PANDA EXPRESS
- UNITED PACIFIC
- KUM & GO
- CAMBRIA SUITES
- PURPLE TOAD
- REMAX
- & MORE!

Walmart
WALMART COLORADO
DATA CENTER

BAL SEAL
ENGINEERING INC

SPRINGHILL SUITES

FUZZY'S
TACO SHOP

Hampton
Fairfield Suites
by HILTON

DRURY
INN & SUITES

SCHEELS
REAL GAMES STORE

Ent
HQ

GREAT WOLF
LODGE

KRATOS
FROM UNUSUAL TO SUCCESS

FedEx

PROGRESSIVE

Compassion
FIRST RESPONDER

MONUMENT

ORACLE

LexisNexis

INTERSTATE
25

VOYAGER PARKWAY

FEDERAL DRIVE

LOCKHEED MARTIN

CHARIS CHRISTIAN CENTER
CONCEALFAB CORPORATION
QUANTUM CORPORATION
CHERWELL SOFTWARE
NORTHROP GUMMAN

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.

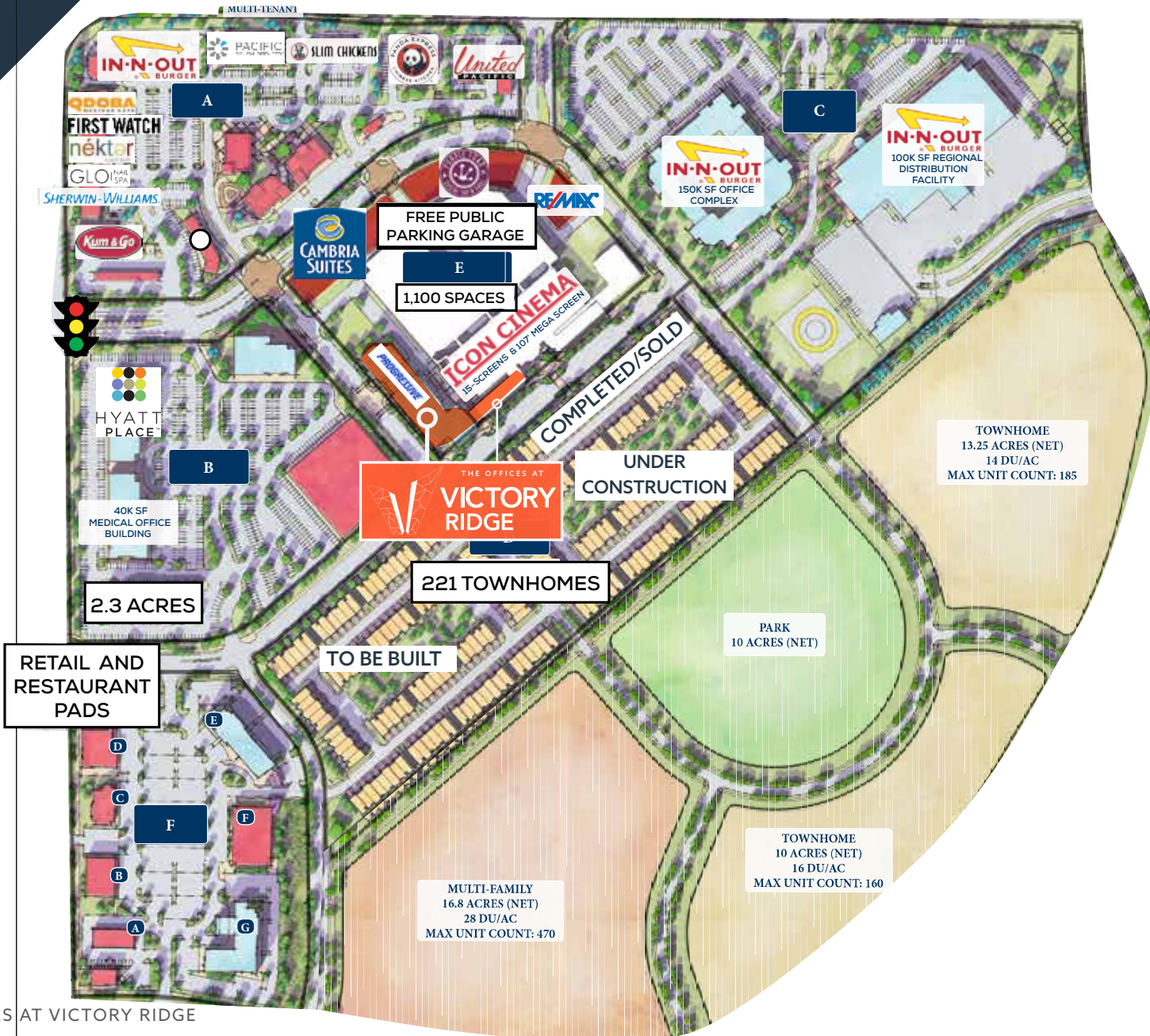


INTERQUEST PARKWAY

AREA PLAN

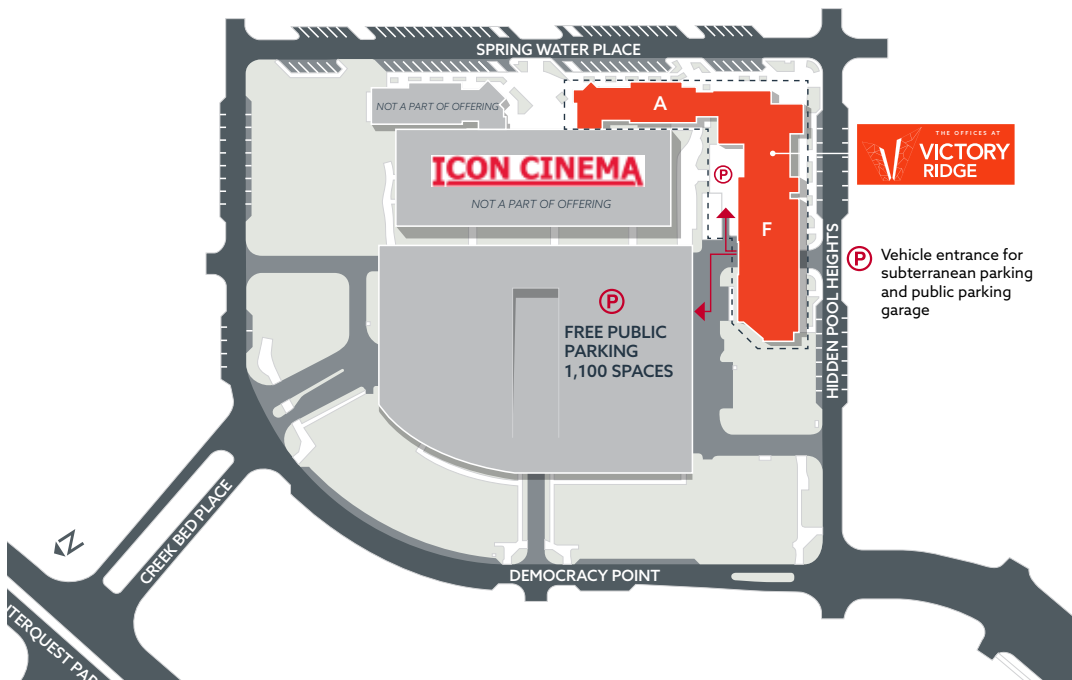
As of August 2020
Subject to Change

VOYAGER PARKWAY





SITE PLAN



OFFICE

Office Suites	3,500 SF - 77,797 SF
Office Lease Rates	\$26.00 PSF + \$10.31 NNN
TIA	\$50.00

RETAIL

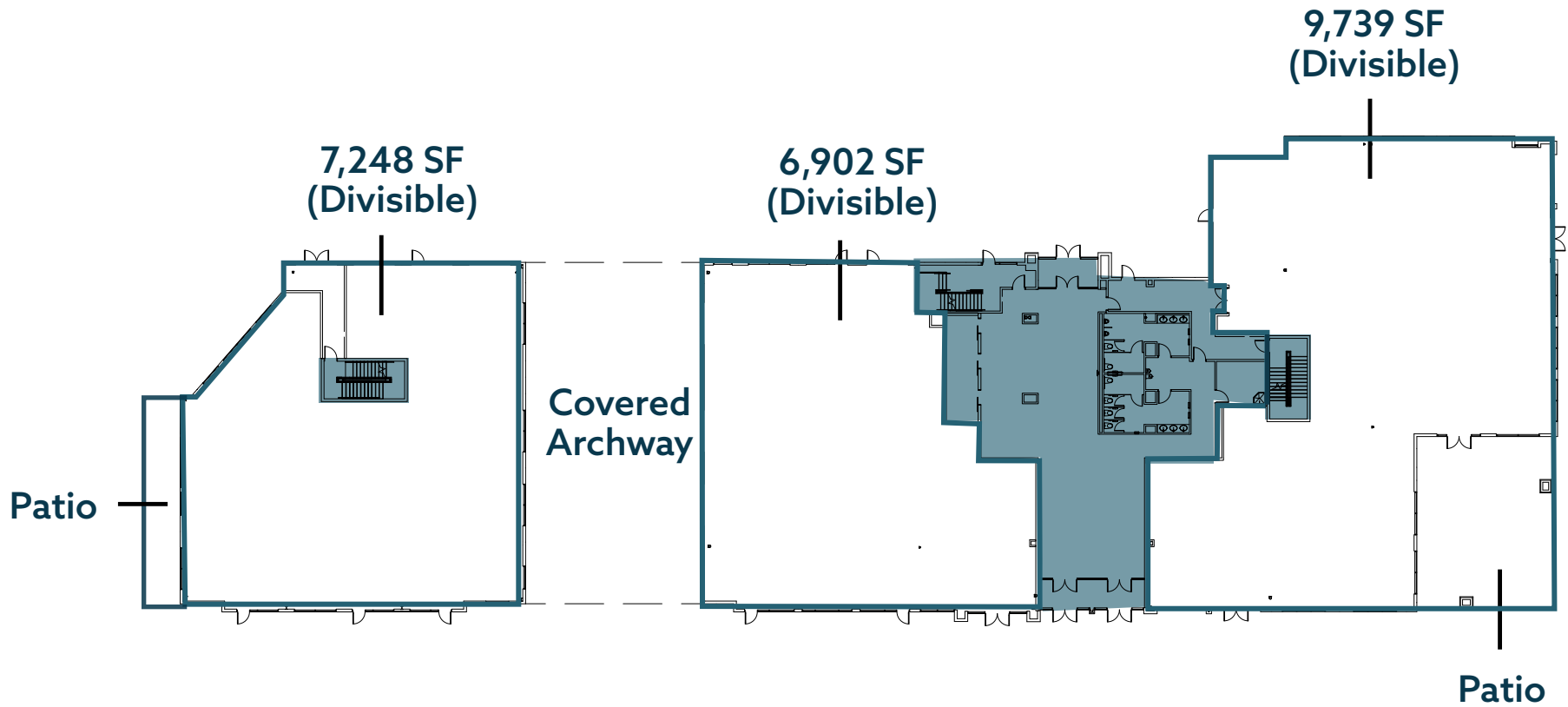
Retail Suites	1,300 - 9,739 SF
Retail Lease Rates	\$30.00 PSF + \$10.31 NNN
TIA	\$50.00



Dedicated Parking: .75/1,000 RSF
Central Garage Parking: 1,100 Total Spaces

BUILDING ONE - FIRST FLOOR

23,889 SF AVAILABLE



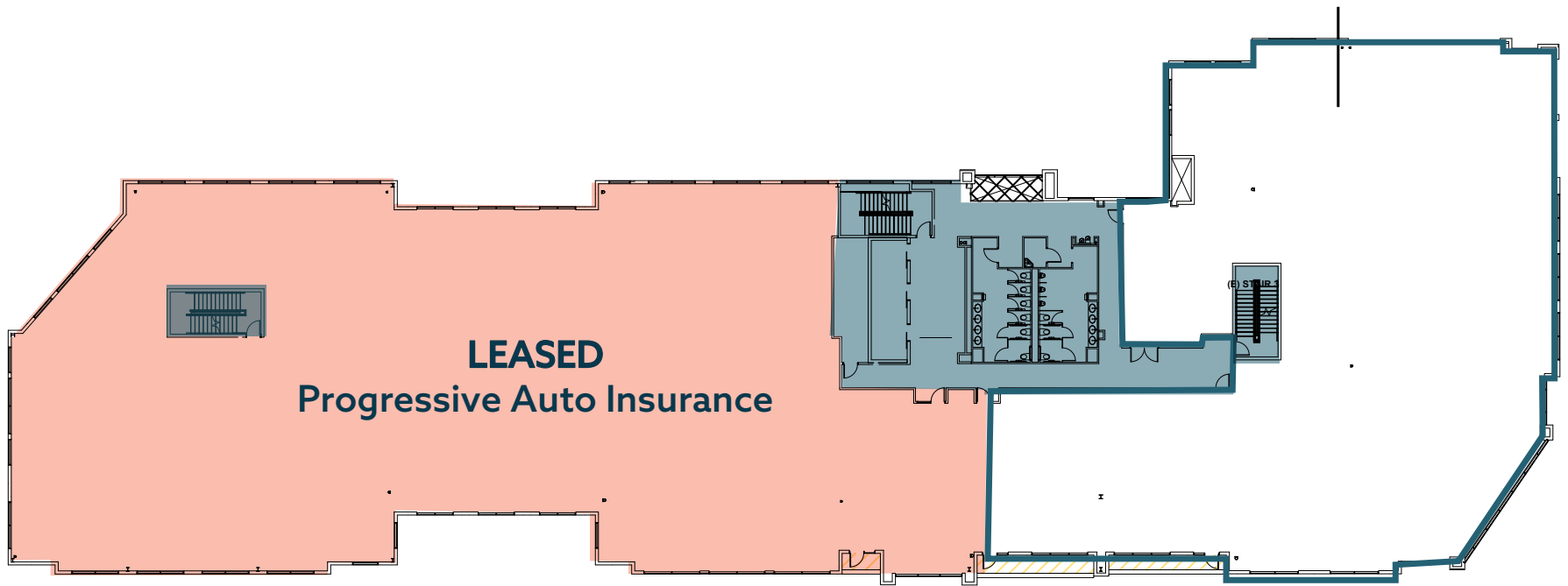
For illustrative purposes only; actual may vary



BUILDING ONE - SECOND FLOOR

12,207 SF AVAILABLE

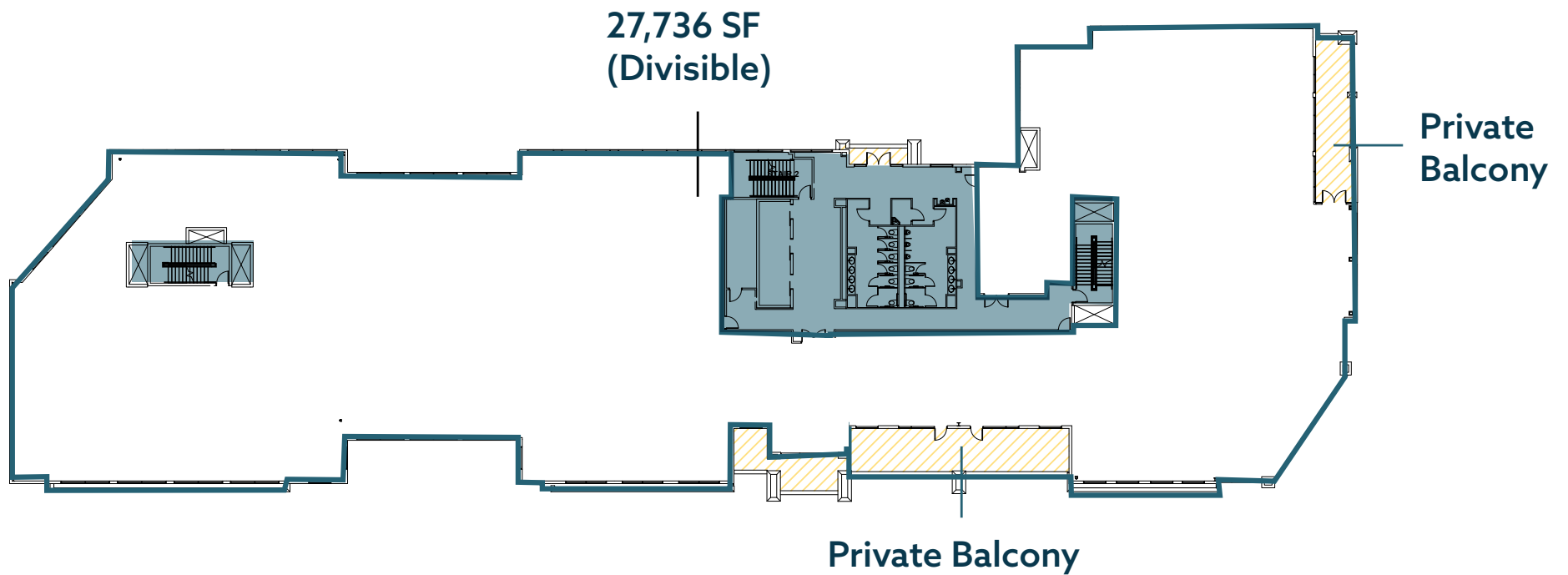
12,207 SF



For illustrative purposes only; actual may vary

BUILDING ONE - THIRD FLOOR

27,736 SF AVAILABLE

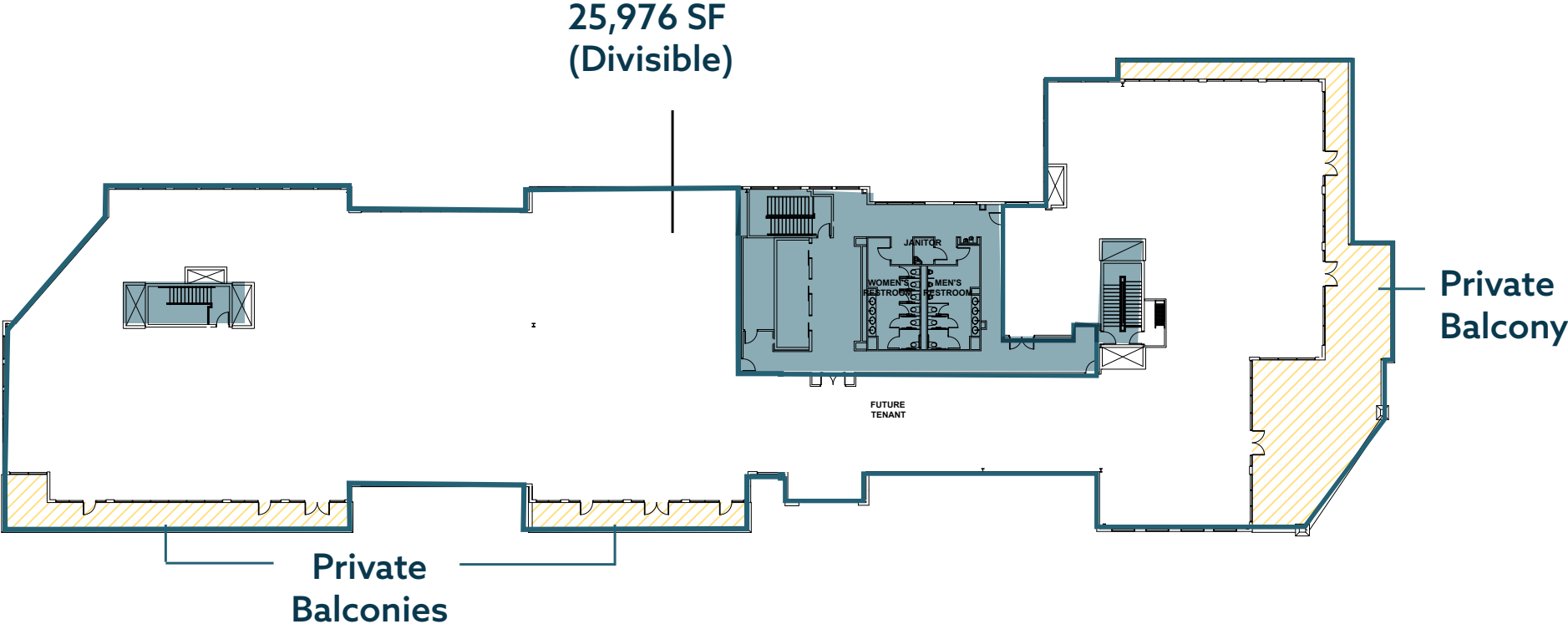


For illustrative purposes only; actual may vary



BUILDING ONE - FOURTH FLOOR

25,976 SF AVAILABLE

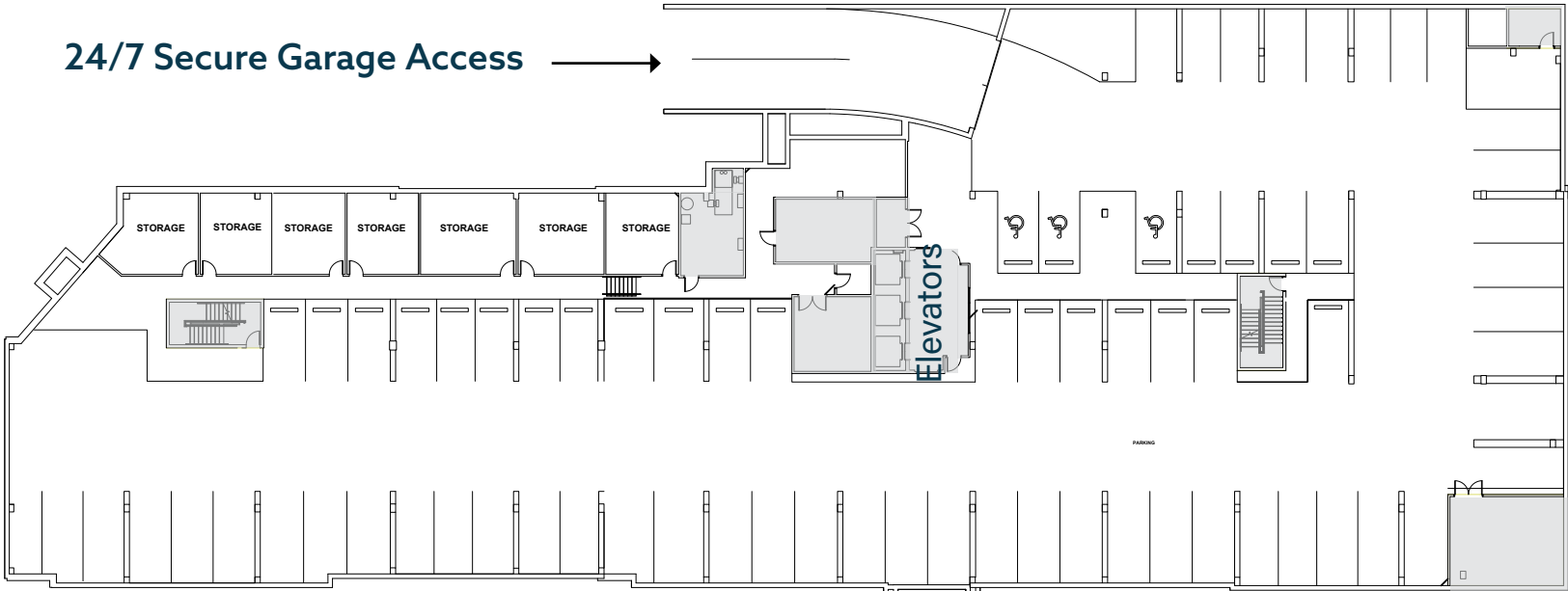


For illustrative purposes only; actual may vary



DEDICATED PARKING GARAGE

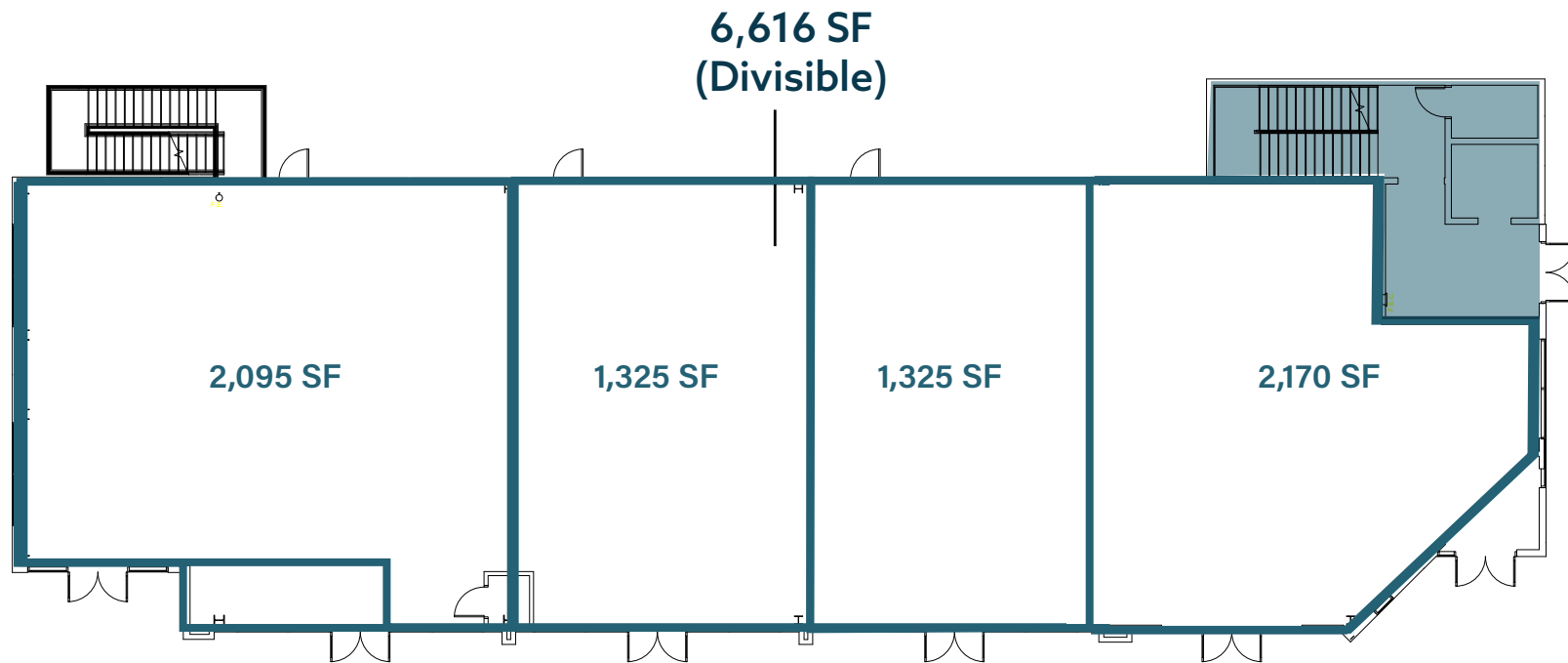
72 SPACES + 3 HANDICAP SPACES - \$95.00 / MONTH



For illustrative purposes only; actual may vary

BUILDING TWO - FIRST FLOOR

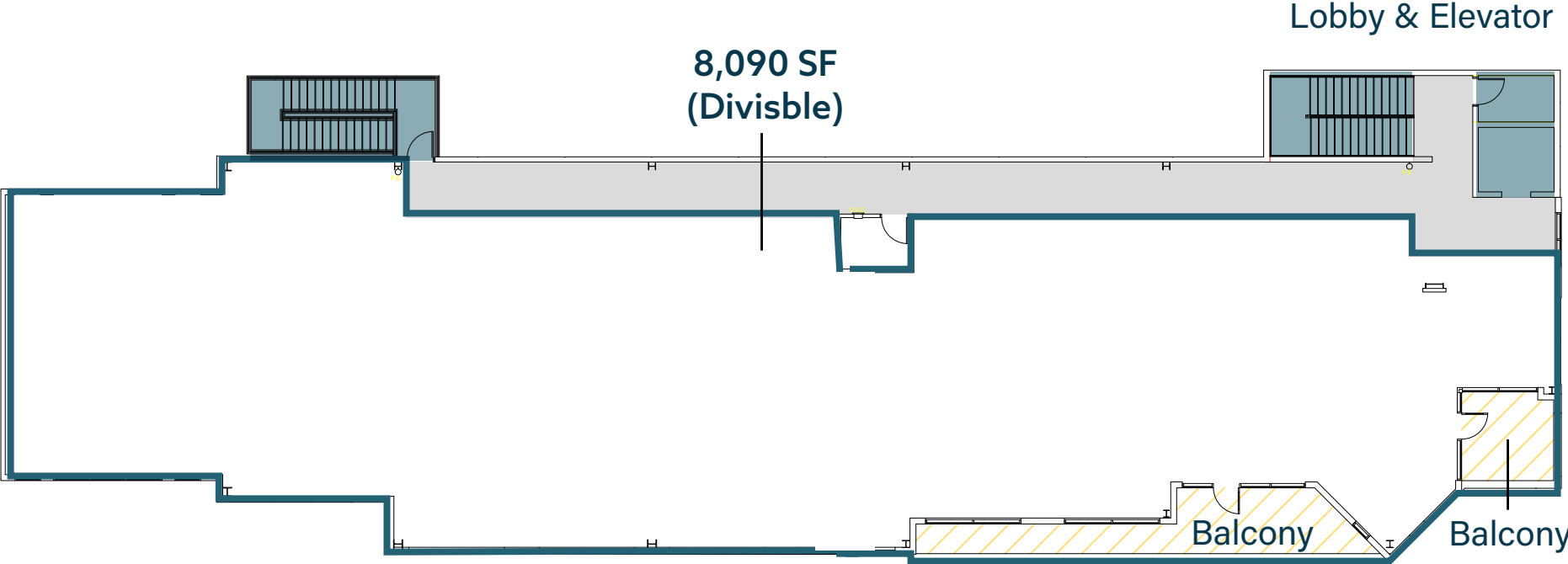
6,616 SF AVAILABLE - RETAIL



For illustrative purposes only; actual may vary

BUILDING TWO - SECOND FLOOR

8,090 SF AVAILABLE - OFFICE AND/OR RETAIL



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THE OFFICES AT

VICTORY RIDGE

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FOR MORE INFORMATION, PLEASE CONTACT

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