



WOODMEN OFFICE CAMPUS II

FOR LEASE



NEW EXTERIOR AND COMMON AREA
IMPROVEMENTS NOW UNDERWAY!

- + New paint, siding, modern steel and wood accents
- + New lobby enhancements, restroom tile and flooring, showers and lockers

7450
Campus Drive
Colorado Springs, CO 80920

CBRE

FOR MORE INFORMATION PLEASE CONTACT:

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OPPORTUNITY OVERVIEW

Adjacent to Woodmen Road and I-25, this Class A office building offers a convenient location with great mountain views. One space is available on the second floor, offering 9,237 total rentable square feet.

New exterior and common area improvements now underway, including new paint, siding, modern steel and wood accents, new lobby enhancements, restroom tile and flooring, showers and lockers



BUILDING FEATURES

9,237 RSF For Lease: \$16.00/SF/NNN



Southwest-facing suite on second floor with great natural light



Central location at I-25 and Woodmen Road



Excellent parking ratio at more than 5/1,000 RSF



Great on-building signage opportunity facing I-25



Excellent mountain views



Many restaurants and services nearby

BUILDING SPECIFICATIONS	
Available SF	9,237 SF
Building SF	78,778 SF
Lease Rate	\$16.00/SF/NNN
Opex	\$7.72/SF (2020 Est.)
Zoning	PIP-1
Year Built	1996
Parking	5.05 / 1,000 RSF



FLOOR PLAN - SECOND FLOOR

- + One suite on the second floor available for lease.
- + 9,237 RSF available (Suite 290)

