



Traffic Counts

I-25	107,148 VPD
Woodmen Road	40,724 VPD
Rockrimmon Boulevard	28,989 VPD



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Tiffany Square

6805 Corporate Drive | Colorado Springs, CO 80919





Flexible floorplans allow for a wide variety of uses.



Tiffany Square Overview

Tiffany Square is situated in beautiful northwest Colorado Springs with majestic mountain views along I-25 at the Woodmen Road exit.

- Enjoy easy access with downtown Colorado Springs just **10 minutes** south, and downtown Denver just **60 minutes** north.
- The surrounding area boasts **strong demographics** and a high concentration of upscale and affordable housing.
- Minutes from a multitude of **restaurants, shops** and **hotels** in the immediate area, and two regional shopping plazas at University Village Colorado and Chapel Hills Mall.
- The area has a large concentration of military, aerospace and defense functions including the United States Air Force Academy and the University of Colorado at Colorado Springs.

2017 Estimated Demographics

	1 mile	3 miles	5 miles
Population	7,144	66,888	182,743
Average Household Income	\$89,022	\$95,242	\$94,765
Households	3,140	27,274	72,959

- RENTABLE AREA:** 184,219 SF
- AVAILABLE SPACE:** SUITE 100, 120 & 160
- LEASE RATE:** \$10.00-\$13.00/RSF + NNN
- EXPENSES:** \$6.13/SF NNN (2017)
- YEAR BUILT / RENOVATED:** 1985/1994
- STORIES:** 2
- PARKING RATIO:** 10/1,000 SF
810 SURFACE SPACES
- OTHER TENANTS:** U-HAUL, RED ROCKS CHURCH, CITADEL COMMUNICATIONS