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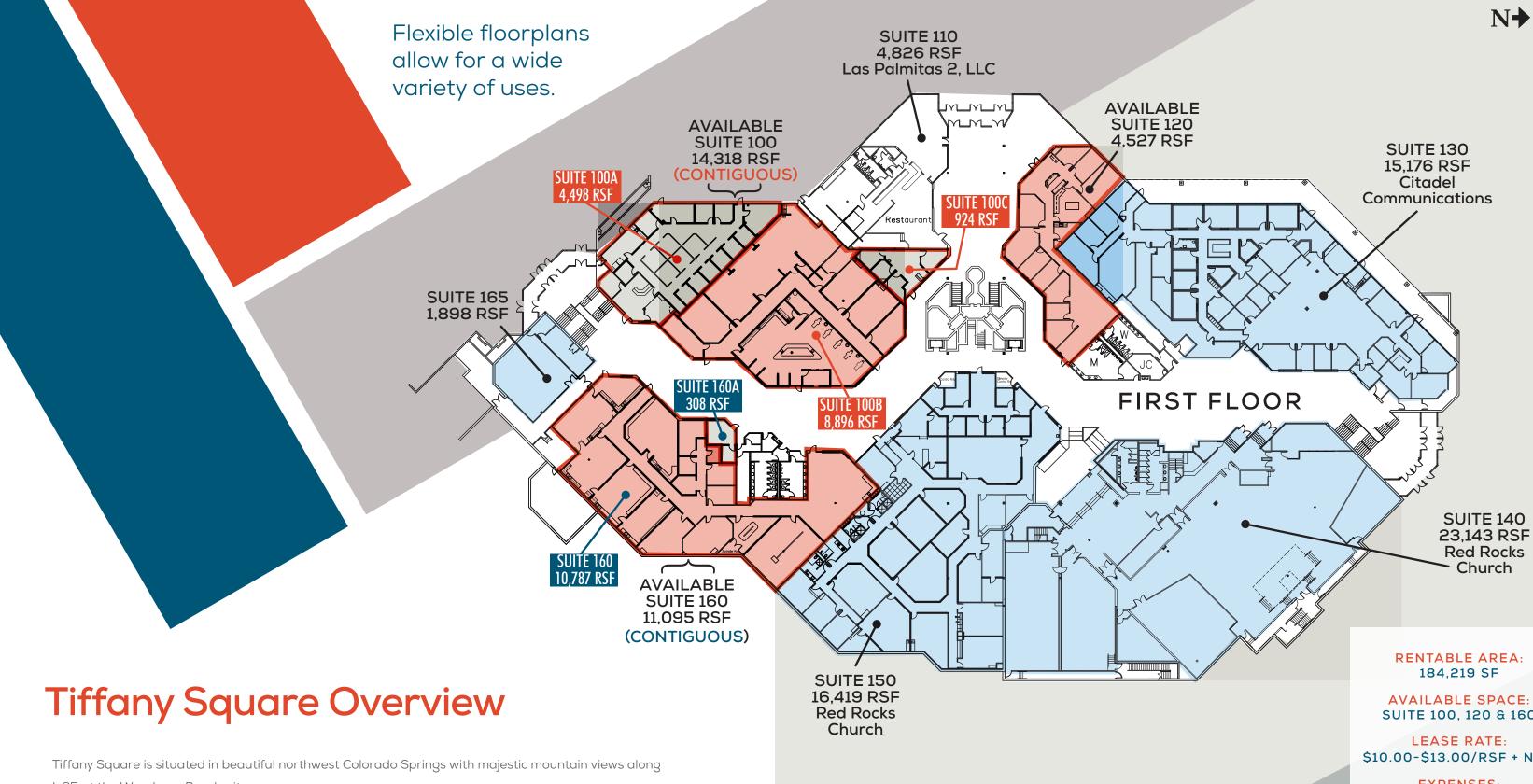


www.cbre.com/coloradosprings

Tiffany Square

6805 Corporate Drive | Colorado Springs, CO 80919





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.
- 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 surrounding area boasts strong demographics and a high concentration of upscale and affordable housing.
- 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.

Population Average Household In Households

AVAII	_ABL	E SF	Α	CE:
SUITE	100,	120	8	160

\$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

2017 Estimated Demographics

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