

# Multi-Tenant Value-Add Office Investment

7150 Campus Drive | Colorado Springs, Colorado

# WOODMEN

CORPORATE CENTER

Sale Price **\$14,100,000**

Actual Cap Rate **7.32%**

Actual NOI **\$1,031,590**

Stabilized Cap Rate **9.25%**

Stabilized NOI **\$1,304,519**

Occupancy **81.63%**

WOODMEN  
CORPORATE CENTER  
← MAIN ENTRANCE

## Contact

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# Multi-Tenant Value-Add Office Investment

## 7150 Campus Drive | Colorado Springs, Colorado

**WOODMEN**  
CORPORATE CENTER



**Lease-Up  
Value-Add  
Opportunity**



**Easy Access  
to I-25 at  
Woodmen Rd**



**Excellent  
Signage  
with Highway  
Visibility**



**Ample Parking  
Includes 2  
Level Parking  
Structure**



**On-Site  
Fitness Center  
with Showers**



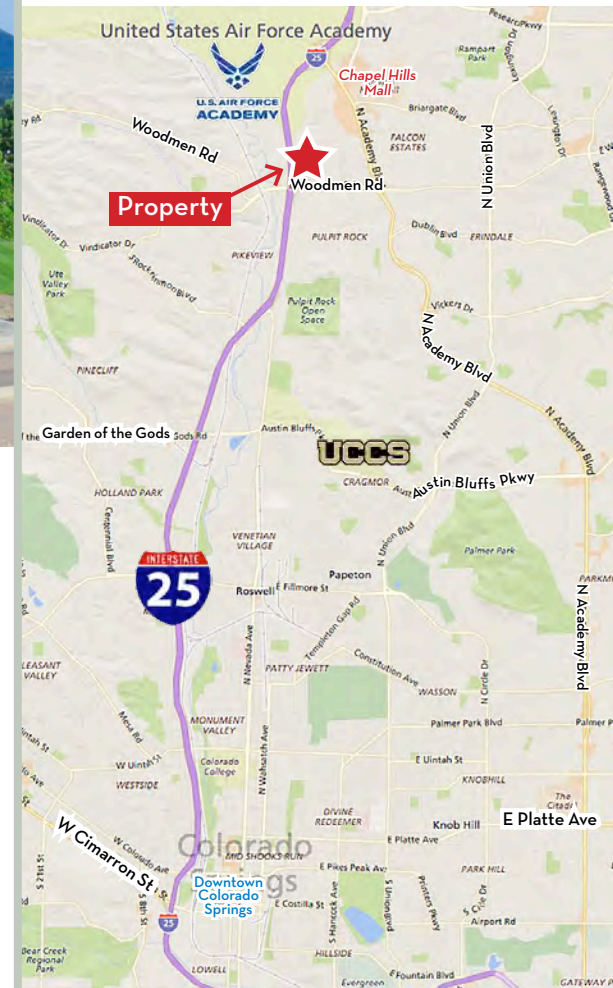
**Large  
Residential  
Base**



**Close to  
Shopping &  
Restaurants**



Site Size	7.13 Acres
Building Size	107,034 RSF
Stories	Three
Year Built	1983
Occupancy	81.63%
Parking	4.03/1,000 SF
Zoning	PIP



- Highly visible from Interstate 25 in with large monument sign.
- Generous parking, including a 2-story parking structure.
- Close proximity to restaurants, retail and hotel accommodations.
- Densely populated area, with over 192,000 residents and 110,000+ daytime employees within 5 miles.
- Median income is \$78,240.

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