

FOR SALE/LEASE 140,583 SF • 12.53 AC



CLICK HERE TO VIEW
FULL PROPERTY DRONE TOUR



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



**every[®]
plaza**
WOODMEN

6860 CAMPUS DR

COLORADO SPRINGS, CO 80921

6860 CAMPUS DR offers 140,583 SF square feet of modern workspace, meticulously designed to foster productivity and collaboration. Enjoy the convenience of ample parking for employees and visitors alike; with immediate access to I-25 from Woodmen Rd and interstate visibility this location provides unparalleled convenience. The surrounding area offers a wealth of dining, shopping, and recreational options, ensuring a vibrant work-life balance for your team.



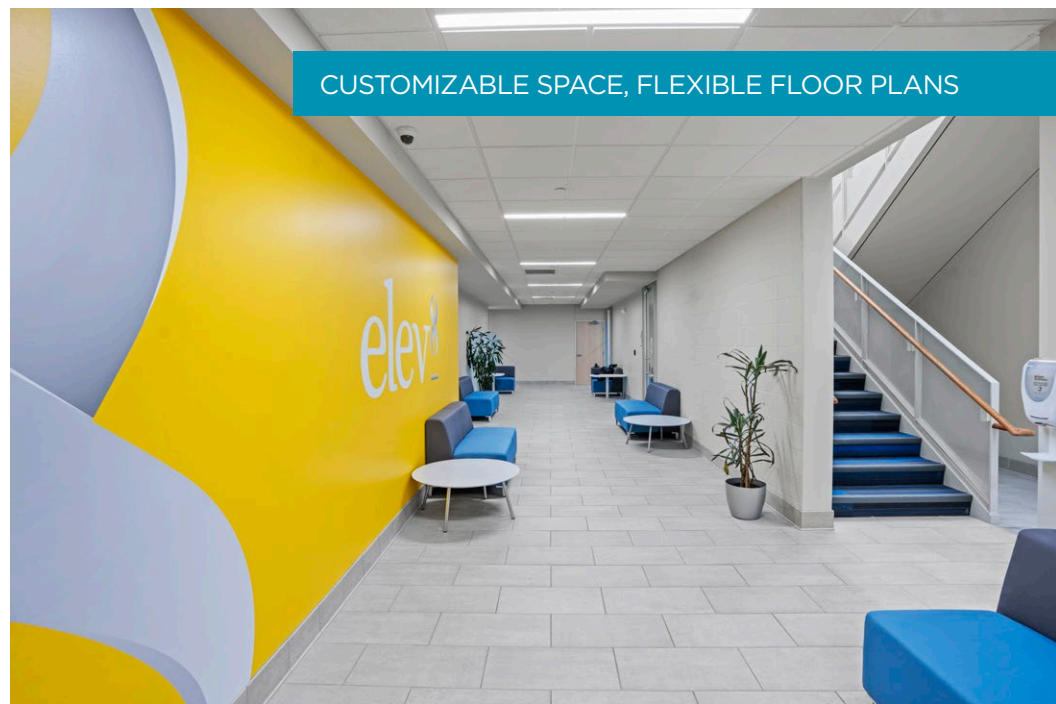
BEAUTIFUL CAMPUS SETTING



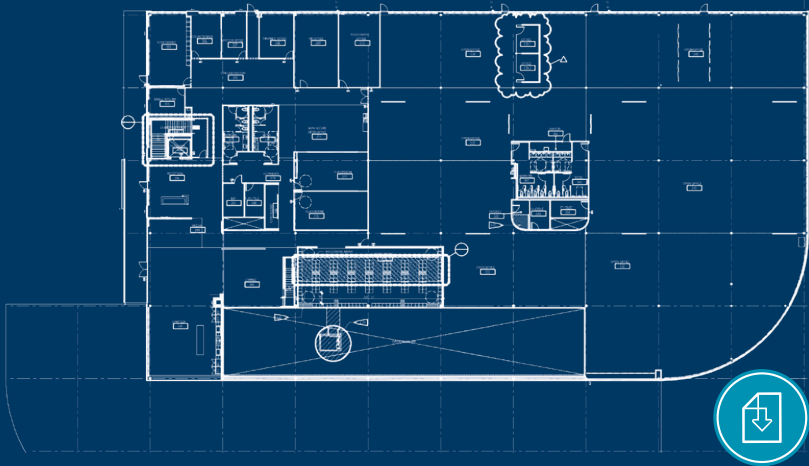
UNPARALLELED FRONT RANGE VIEWS



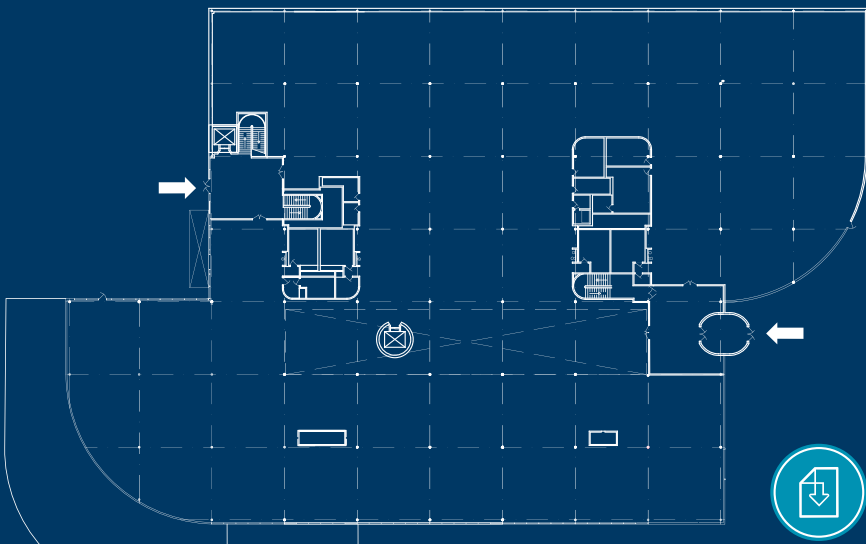
BUSINESS CENTER



CUSTOMIZABLE SPACE, FLEXIBLE FLOOR PLANS



3RD FLOOR • 36,521 SF



2ND FLOOR • 56,722 SF



1ST FLOOR • 47,883 SF

**AN OPPORTUNITY
TO CREATE A
MODERN, INSPIRED
OFFICE CAMPUS**

140,583 SF

BUILDING SIZE

FLEX:

\$9.50 per RSF

OFFICE:

\$17.00 per RSF

LEASE RATE

2024 EST.

\$7.50 per RSF

EXPENSES

5:1,000 RSF

PARKING



Colorado Springs Commercial

GRANT SEANOR

719 418 4071
gseanor@coscommercial.com

PALMER MCALLISTER
Commercial Real Estate

GARY HOLLENBECK

719 630 2222
ghollenbeck@palmer-mcallister.com