

**FOR SALE/LEASE** 140,583 SF • 12.53 AC



CLICK HERE TO VIEW  
**FULL PROPERTY DRONE TOUR**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**



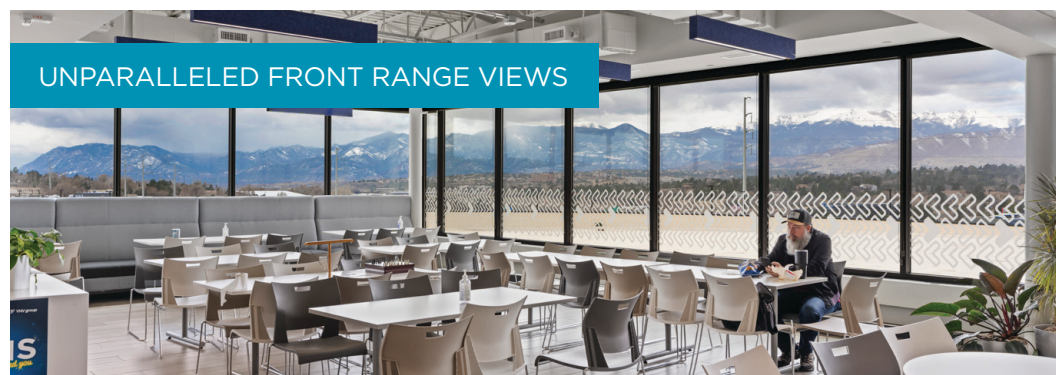
**6860 CAMPUS DR**  
COLORADO SPRINGS, CO 80921



**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

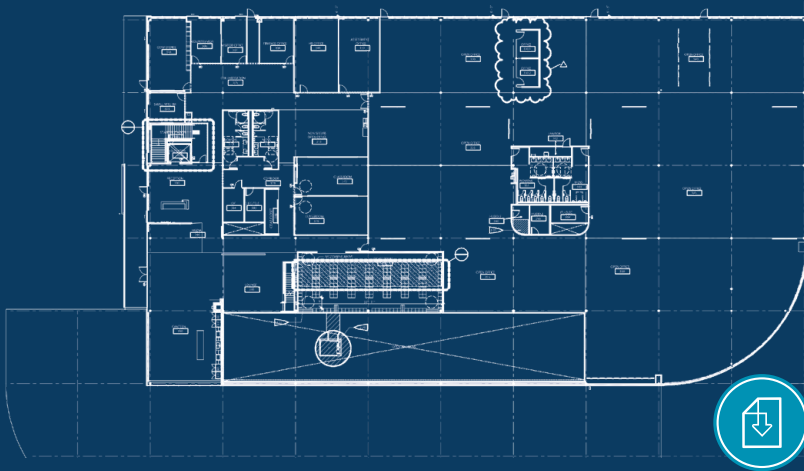


BUSINESS CENTER

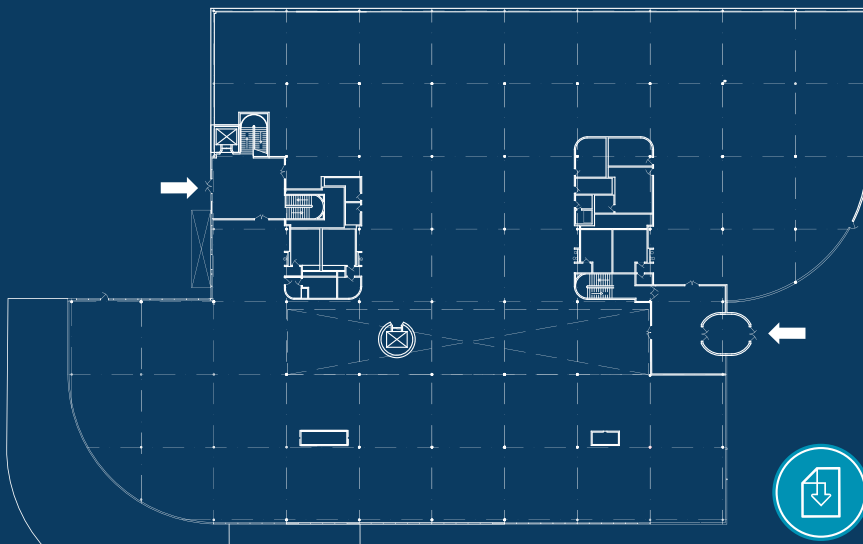


CUSTOMIZABLE SPACE, FLEXIBLE FLOOR PLANS





**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**

**\$20,000,000**

**SALE PRICE**

**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**

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SEANOR**

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*\*Contact Broker for O.M. details and Confidentiality Agreement.*