FOR SALE/LEASE 140,583 SF • 12.53 AC



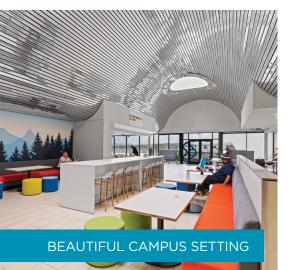




6860 CAMPUS DR COLORADO SPRINGS, CO 80921

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.

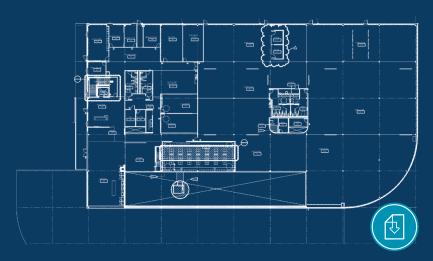




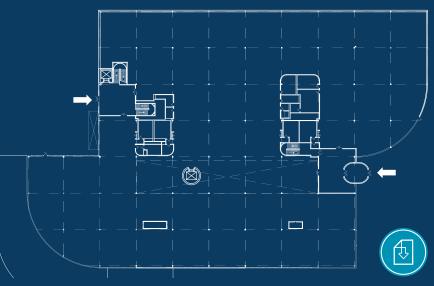








3RD FLOOR • 36,521 SF



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

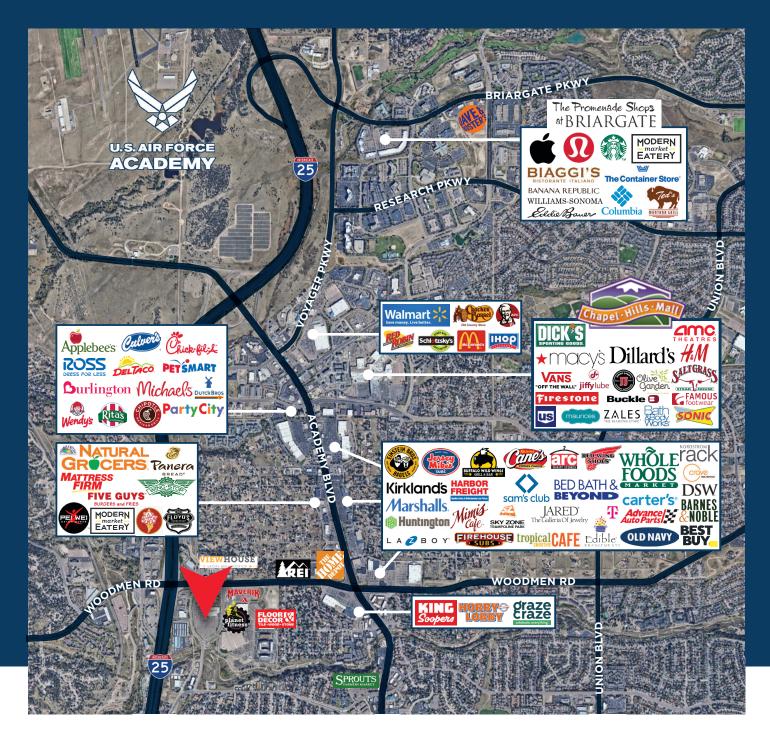
2024 FST.

\$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

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

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