



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# CHAPEL HILLS ATRIUM

1125 KELLY JOHNSON BLVD  
COLORADO SPRINGS, CO 80920

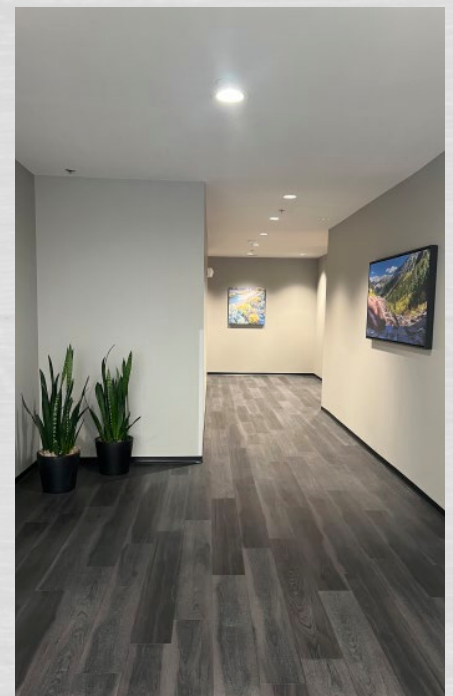




## 76,846 SF OF UNIQUE OFFICE SPACE

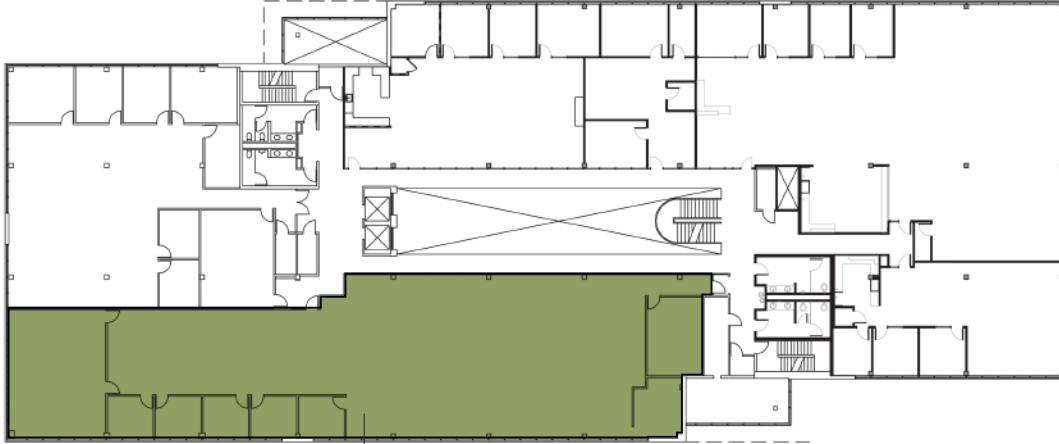
<b>BUILDING SIZE:</b>	<b>76,846 RSF</b>
<b>AVAILABLE SPACE:</b>	<b>SUITE 225: 7,832 RSF (PENDING)</b> <b>SUITE 321: 4,991 RSF (PENDING)</b> <b>SUITE 361: 5,539 RSF (SPEC SUITE)</b> <b>321/361: 10,530 RSF CONTIGUOUS</b>
<b>LEASE RATE:</b>	<b>FROM \$18.00 PER RSF NNN</b>
<b>EXPENSES:</b>	<b>\$11.23 PER RSF (2024 EST.)</b>
<b>TENANT IMPROVEMENTS:</b>	<b>NEGOTIABLE</b>
<b>PARKING:</b>	<b>4 SPACES PER 1,000 RSF POTENTIAL FOR 6/1,000</b>
<b>NUMBER OF STORIES:</b>	<b>3</b>
<b>YEAR CONSTRUCTED:</b>	<b>1985/2023</b>
<b>INTERNET/FIBER:</b>	<b>COMCAST/XFINITY &amp; CENTURY LINK</b>

- NEW LED LIGHTING
- NEW LANDSCAPING
- NEW RESTROOMS
- NEW MONUMENT SIGN IMPROVEMENTS
- NEW HVAC SYSTEMS
- UNIQUE 3-STORY ATRIUM LOBBY



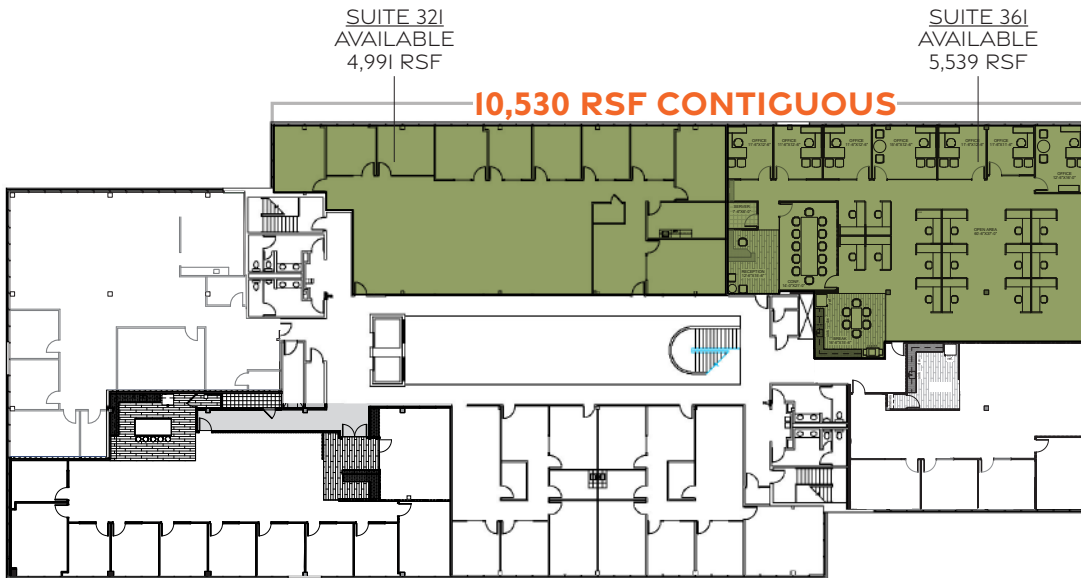
- EASY ACCESS TO I-25
- CLASS A OFFICE SPACE
- SURROUNDED BY MULTIPLE RESTAURANTS & RETAIL SHOPS
- HIGHWAY VISIBILITY
- SPEC SUITES AVAILABLE WITH HIGH-QUALITY FINISHES

# 2ND FLOOR



SUITE 225  
AVAILABLE  
7,832 RSF

# 3RD FLOOR

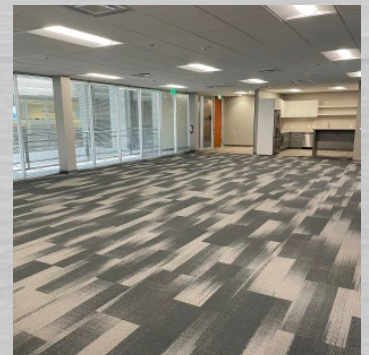
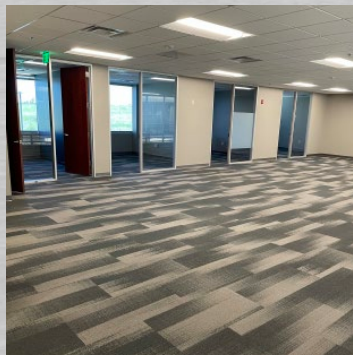


SUITE 321  
AVAILABLE  
4,991 RSF

SUITE 361  
AVAILABLE  
5,539 RSF

10,530 RSF CONTIGUOUS

## HIGH-QUALITY SPEC SUITE FINISHES





**CHAPEL HILLS ATRIUM**



COMING SOON!

KELLY JOHNSON BLVD

ACADEMY BLVD

[COSCOMMERCIAL.COM](http://COSCOMMERCIAL.COM)

## NEARBY AMENITIES

### EAT

- CHICK-FIL-A
- SALTGRASS STEAK HOUSE
- RAISING CANE'S
- TEDS MONTANA
- BIACCI'S
- LAZY DOG RESTAURANT & BAR

### SHOP

- THE PROMENADE SHOPS AT BRIARGATE
- CHAPEL HILLS MALL
- APPLE
- WHOLE FOODS
- NORDSTROM RACK
- LULULEMON

### REST

- BAYMONT BY WINDHAM
- LA QUINTA INN & SUITES
- HILTON GARDEN INN

**& MORE!**



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