



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

CHAPEL HILLS ATRIUM

1125 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

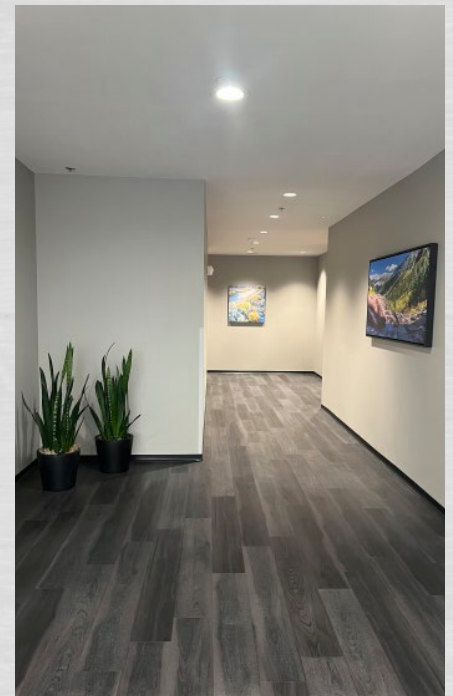




76,846 SF OF UNIQUE OFFICE SPACE

BUILDING SIZE:	76,846 RSF	
AVAILABLE SPACE:	SUITE 115:	2,689 RSF
	SUITE 150:	5,552 RSF (PENDING)
	SUITE 225:	7,832 RSF (PENDING)
	SUITE 321:	4,991 RSF (PENDING)
	SUITE 361:	5,539 RSF (SPEC SUITE)
	321/361:	10,530 RSF CONTIGUOUS
LEASE RATE:	FROM \$18.00 PER RSF NNN	
EXPENSES:	\$11.23 PER RSF (2024 EST.)	
TENANT IMPROVEMENTS:	NEGOTIABLE	
PARKING:	4 SPACES PER 1,000 RSF POTENTIAL FOR 6/1,000	
NUMBER OF STORIES:	3	
YEAR CONSTRUCTED:	1985/2023	
INTERNET/FIBER:	COMCAST/XFINITY & CENTURY LINK	

- 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

1ST FLOOR


DOWNLOAD
SUITE 115

SUITE 115
AVAILABLE
2,689 RSF


DOWNLOAD
SUITE 150

SUITE 150
AVAILABLE
5,552 RSF

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


DOWNLOAD
SUITE 361
SPEC SUITE



CHAPEL HILLS
ATRIUM

INTERSTATE
25

COMING
SOON!

KELLY JOHNSON BLVD

ACADEMY BLVD

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 BRIARCATE
CHAPEL HILLS MALL
APPLE
WHOLE FOODS
NORDSTROM RACK
LULULEMON

REST

BAYMONT BY WINDHAM
LA QUINTA INN & SUITES
HILTON GARDEN INN

& MORE!

COSCOMMERCIAL.COM



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Commercial

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