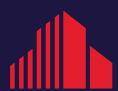


PRICE REDUCED \$17,500,000



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**CUSHMAN &
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6860 CAMPUS DR

COLORADO SPRINGS, CO 80921

FOR SALE/LEASE 140,583 SF • 12.53 AC

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



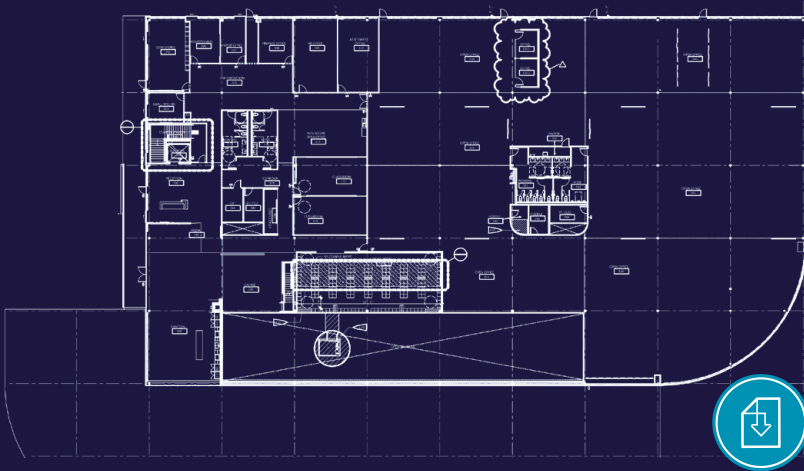
UNPARALLELED FRONT RANGE VIEWS



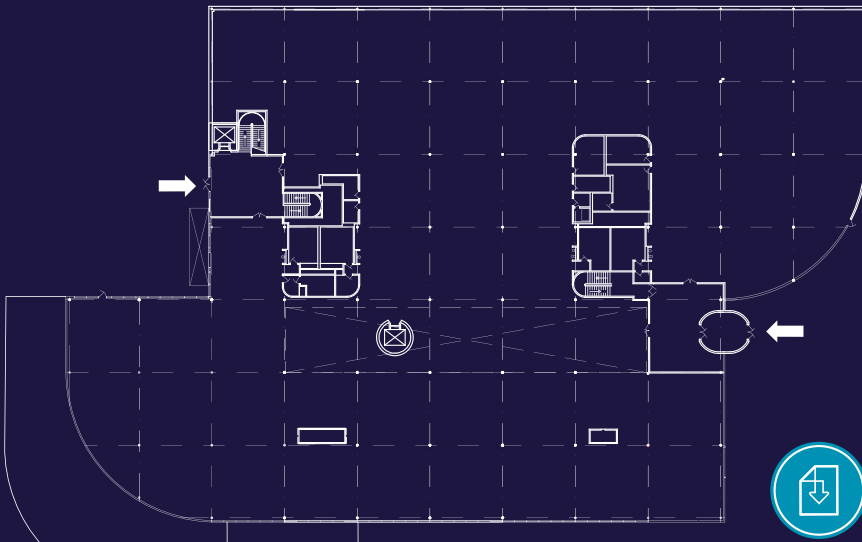
BUSINESS CENTER



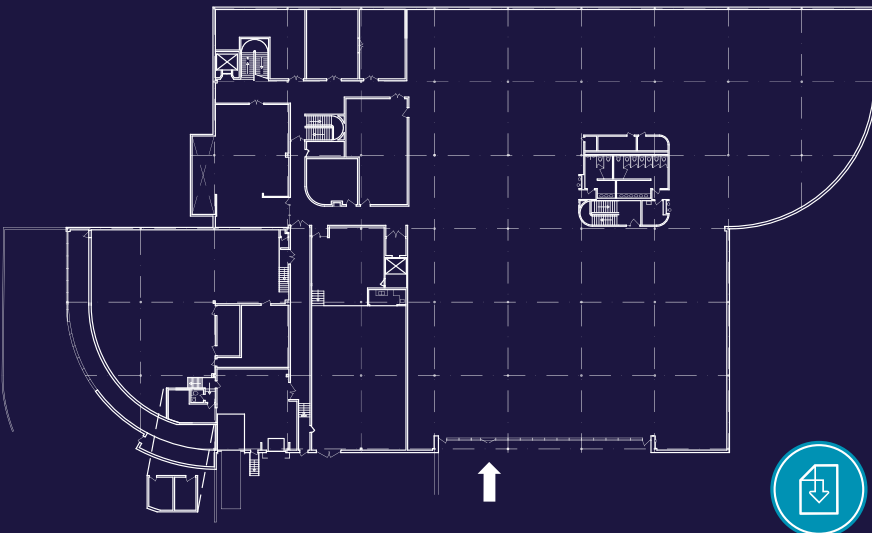
CUSTOMIZABLE SPACE, FLEXIBLE FLOOR PLANS



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

\$17,500,000

SALE PRICE
PRICE REDUCED FROM \$20M

FLEX:

\$9.50 per RSF

OFFICE:

\$17.00 per RSF

LEASE RATE

2025 EST.

\$7.50 per RSF

EXPENSES

5:1,000 RSF

PARKING



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gseanor@coscommercial.com

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