



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# CHAPEL HILLS ATRIUM

1125 KELLY JOHNSON BLVD  
COLORADO SPRINGS, CO 80920



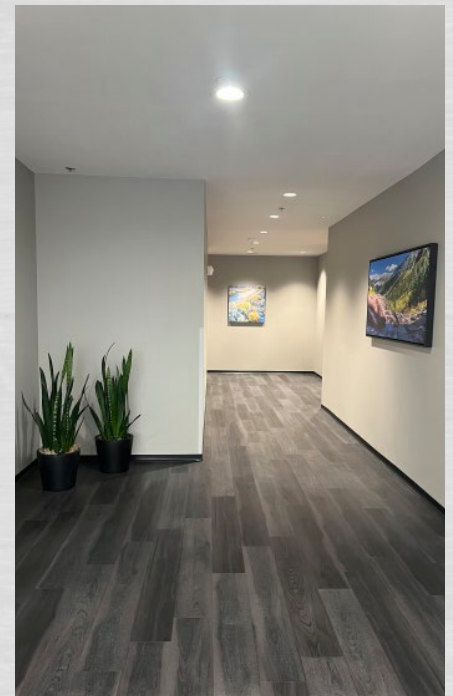




## 76,846 SF OF UNIQUE OFFICE SPACE

<b>BUILDING SIZE:</b>	76,846 RSF
<b>AVAILABLE SPACE:</b>	SUITE 115: 2,689 RSF SUITE 150: 5,546 RSF SUITE 221: 2,814 RSF (PENDING) SUITE 225: 7,819 RSF SUITE 330: 1,786 RSF (SPEC SUITE) SUITE 360: 2,710 RSF (SPEC SUITE)
<b>LEASE RATE:</b>	FROM \$19.00 PER RSF NNN
<b>EXPENSES:</b>	\$11.72 PER RSF (2025 EST.)
<b>TENANT IMPROVEMENTS:</b>	NEGOTIABLE
<b>PARKING:</b>	4 SPACES PER 1,000 RSF POTENTIAL FOR 6/1,000
<b>NUMBER OF STORIES:</b>	3
<b>YEAR CONSTRUCTED:</b>	1985/2023
<b>INTERNET/FIBER:</b>	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

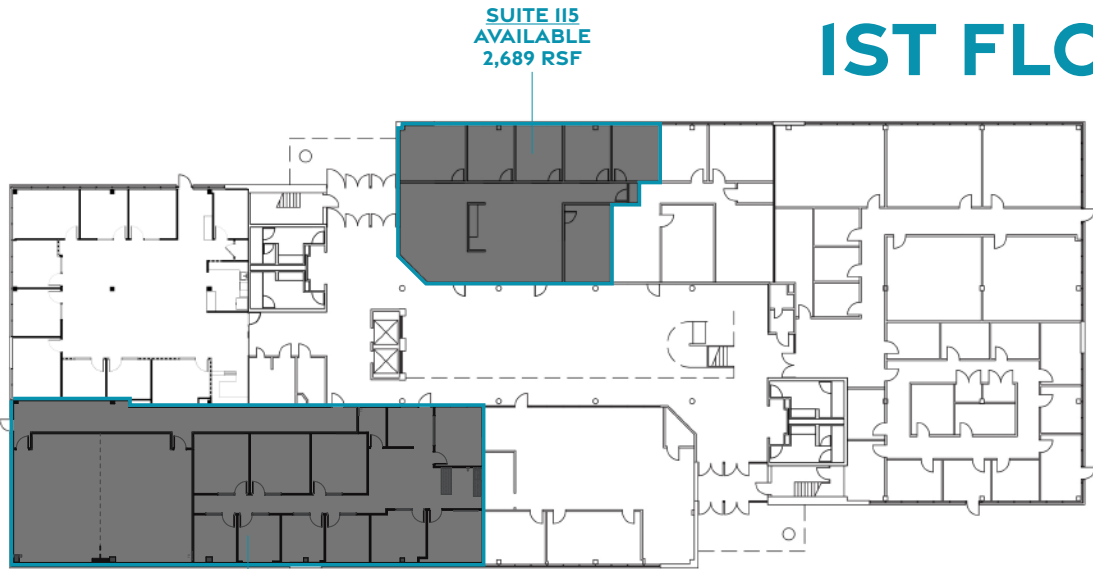
# 1ST FLOOR



DOWNLOAD  
SUITE 115



DOWNLOAD  
SUITE 150



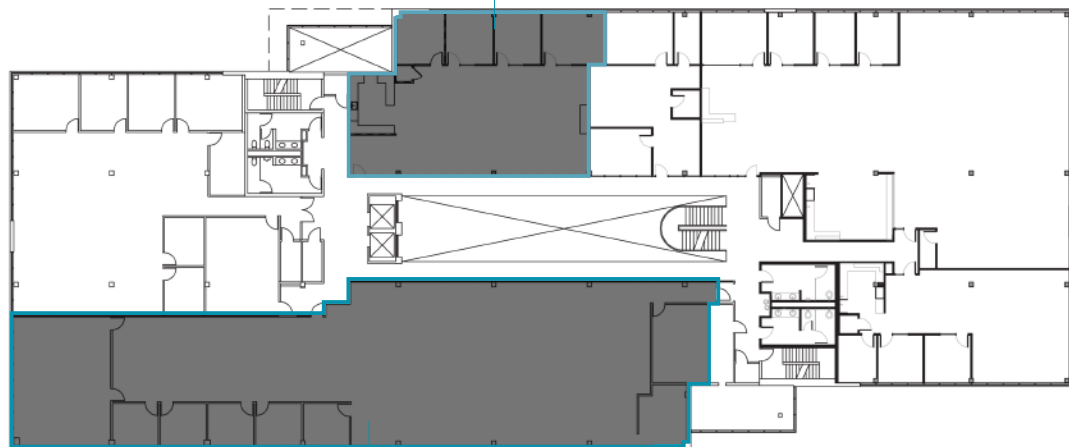
SUITE 150  
AVAILABLE  
5,546 RSF

SUITE 115  
AVAILABLE  
2,689 RSF

# 2ND FLOOR



DOWNLOAD  
SUITE 221



SUITE 225  
AVAILABLE  
7,819 RSF

SUITE 221  
AVAILABLE  
2,814 RSF

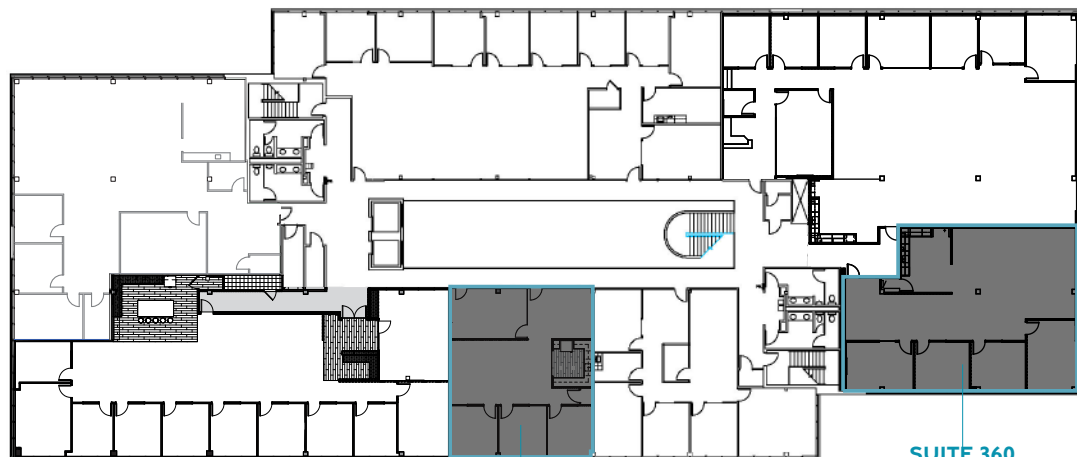
# 3RD FLOOR



DOWNLOAD  
SPEC SUITE 330



DOWNLOAD  
SPEC SUITE 360



SUITE 330  
AVAILABLE  
1,786 RSF

SUITE 360  
AVAILABLE  
2,710 RSF





CHAPEL HILLS  
ATRIUM

INTERSTATE  
25

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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