



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



# CHIDLAW

2221 E BIJOU STREET COLORADO SPRINGS, CO 80909

# BUILDING



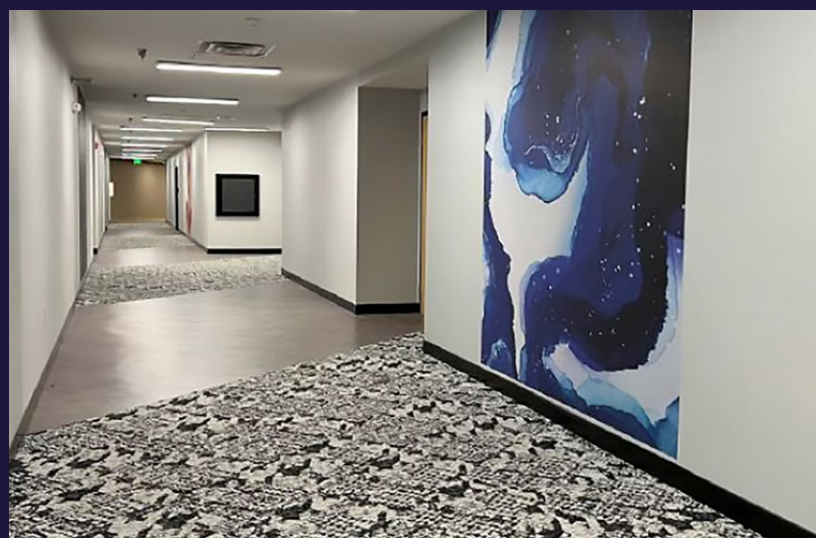
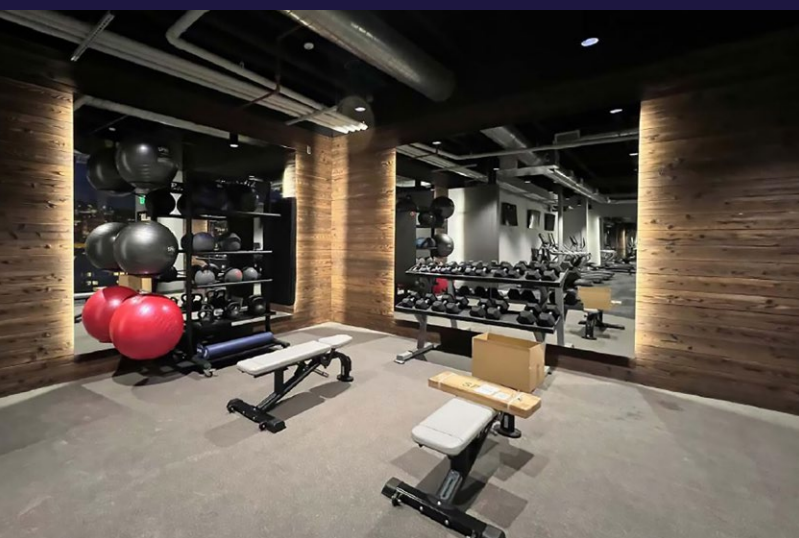
**FLEX SPACE FOR LEASE**

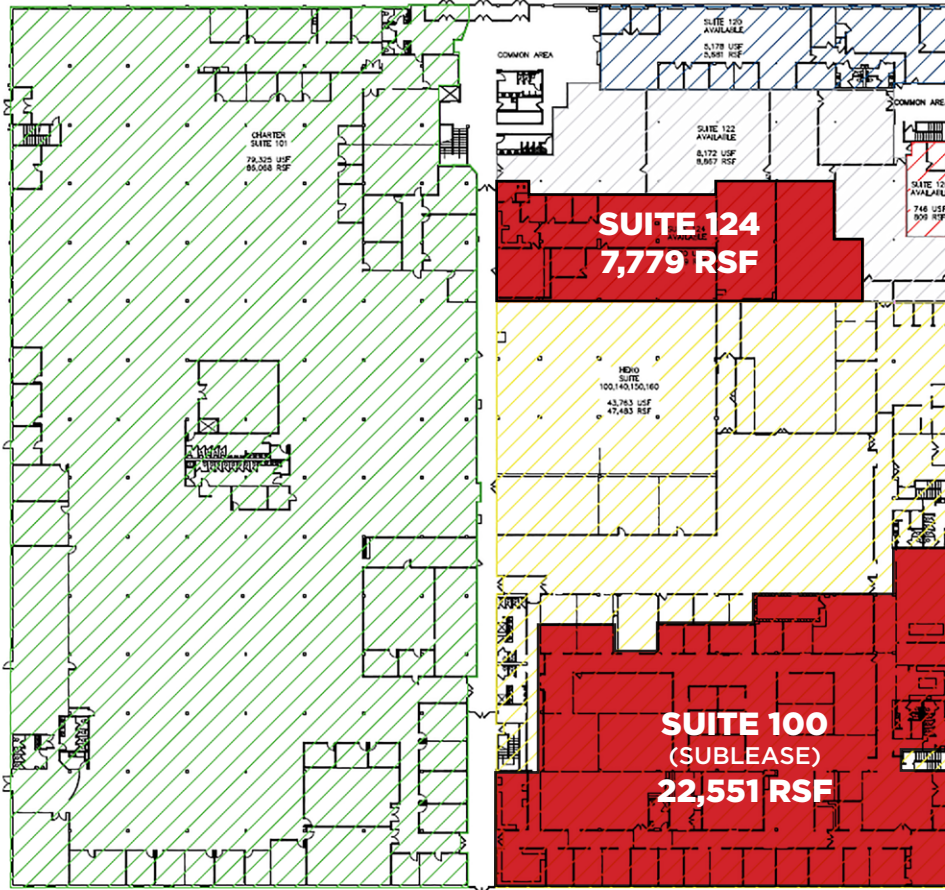
<b>BUILDING AREA</b>	281,144 SF	<b>AVAILABLE SPACE</b>	45,549 RSF
<b>YEAR BUILT</b>	1962 Renovated 2022	<b>LEASE RATE</b>	\$15-\$17 per RSF NNN
<b># OF STORIES</b>	2	<b>OPERATING EXPENSES</b>	\$4.72 per RSF (2025)
<b>BUILDING TYPE</b>	Steel	<b>LAND AREA</b>	13.7 Acres
<b>PARKING RATIO</b>	3.76/1,000 SF	<b>ZONING</b>	C6 CU

# PROPERTY HIGHLIGHTS

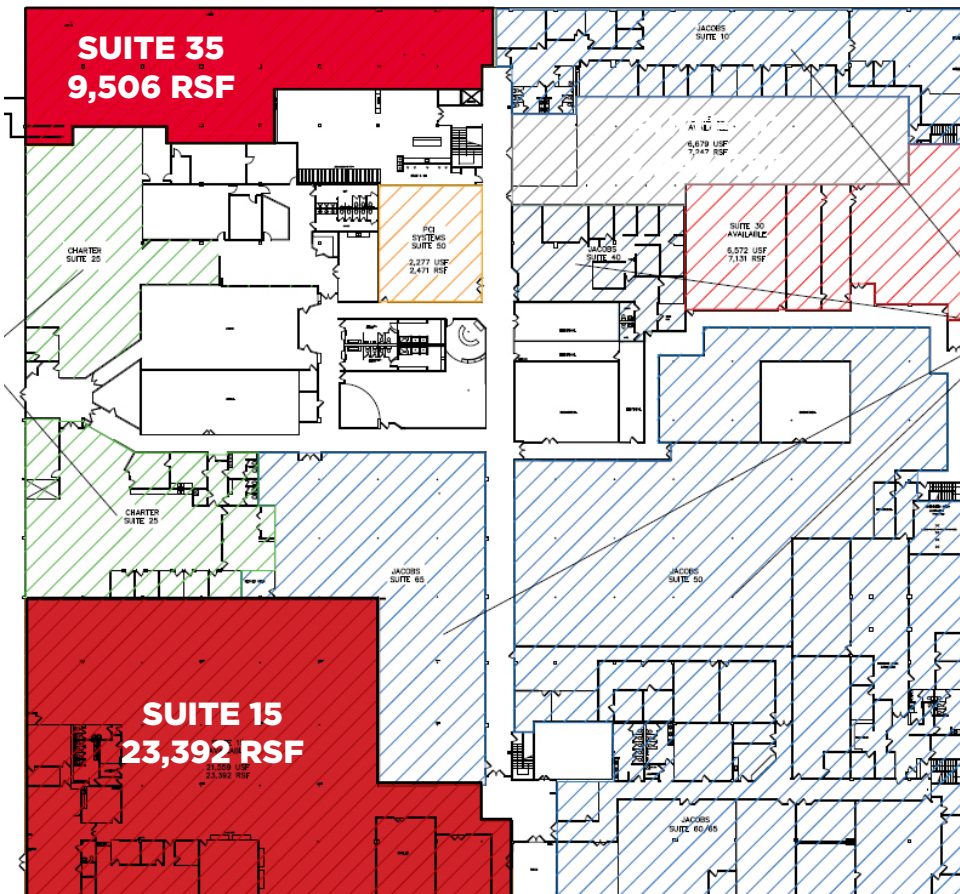
- Centrally located to both Downtown and Airport submarkets
- Highly recognizable building with historical ties to the Defense Industry
- Class A amenity package and renovations to building interior
- Secure entrances limiting public access

<b>FIRST LEVEL</b>		<b>LOWER LEVEL</b>	
<b>Suite 124</b>	7,779 RSF	<b>Suite 15</b>	23,392 RSF
<b>Suite 100</b> (SUBLEASE)	22,551 RSF	<b>Suite 35</b>	9,506 RSF

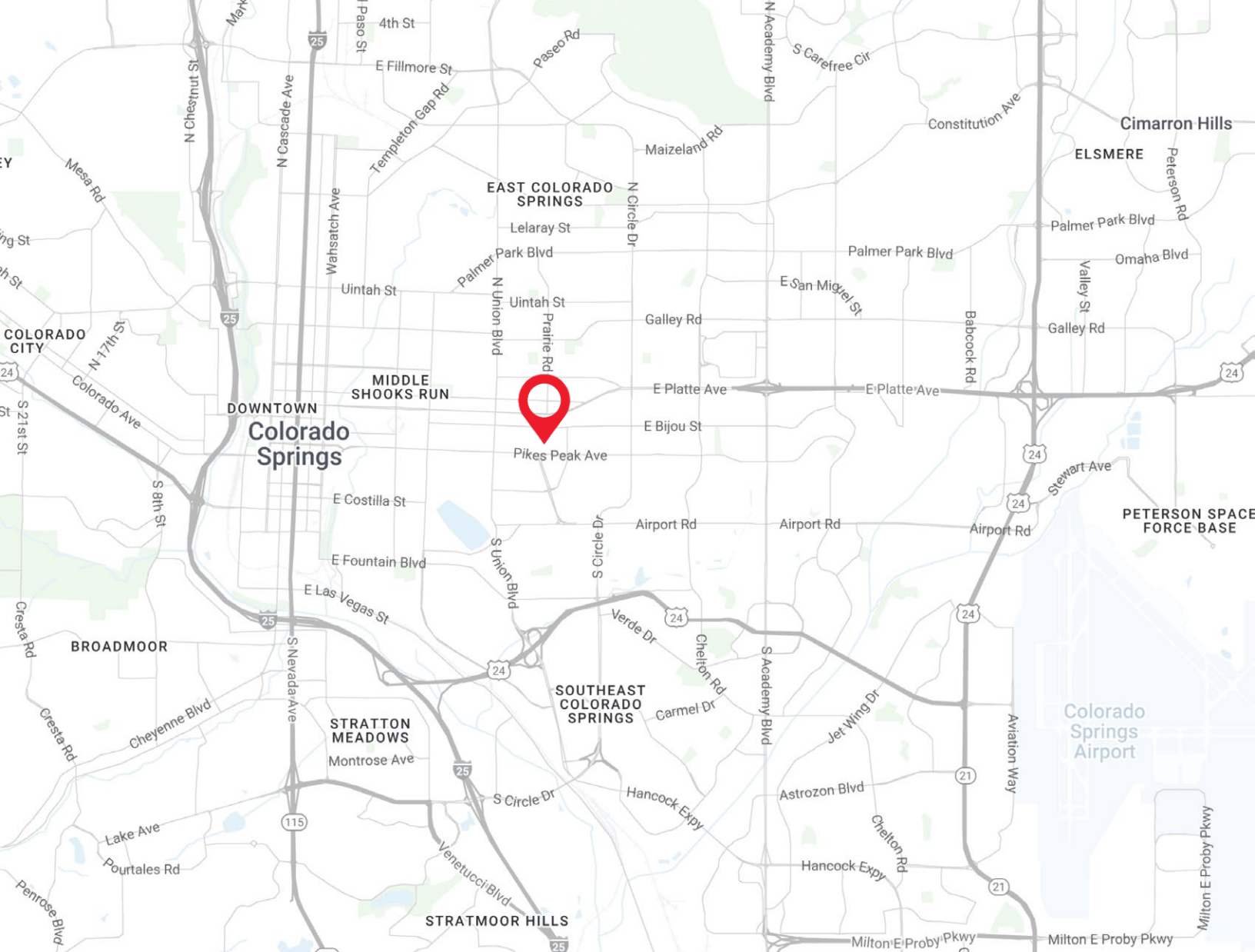




**1ST FLOOR**



**LOWER LEVEL**



## CONTACT

### GRANT SEANOR

Director  
+1 719 418 4071  
gseanor@coscommercial.com

### PETER SCOVILLE

Principal  
+1 719 418 4063  
pscoville@coscommercial.com



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