



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

305 SOUTH ROCKRIMMON BLVD

COLORADO SPRINGS, CO

CLASS A OFFICE FOR LEASE



305 SOUTH ROCKRIMMON BLVD

305 SOUTH ROCKRIMMON is a unique opportunity to lease up to 74,079 square feet of office space in Colorado Springs' northwest submarket. The building has a progressive design and is situated on a beautiful 47-acre site with modern features and an amenity package that is unparalleled in the office market. Ideally located in close proximity to numerous resources and easy access to I-25 with plentiful parking for your team.



ON-SITE FITNESS
CENTER



CLASS A
FINISHES
THROUGHOUT



CONFERENCE
AND TRAINING
ROOM

BUILDING DETAILS



295,562 SF
Building Size



74,079 RSF
Space Available



34,802 RSF
Max Contiguous



2
Stories



1982/2023
Y.O.C.



\$21.00/RSF FSG
Starting Lease Rate



Negotiable
Tenant Improvements



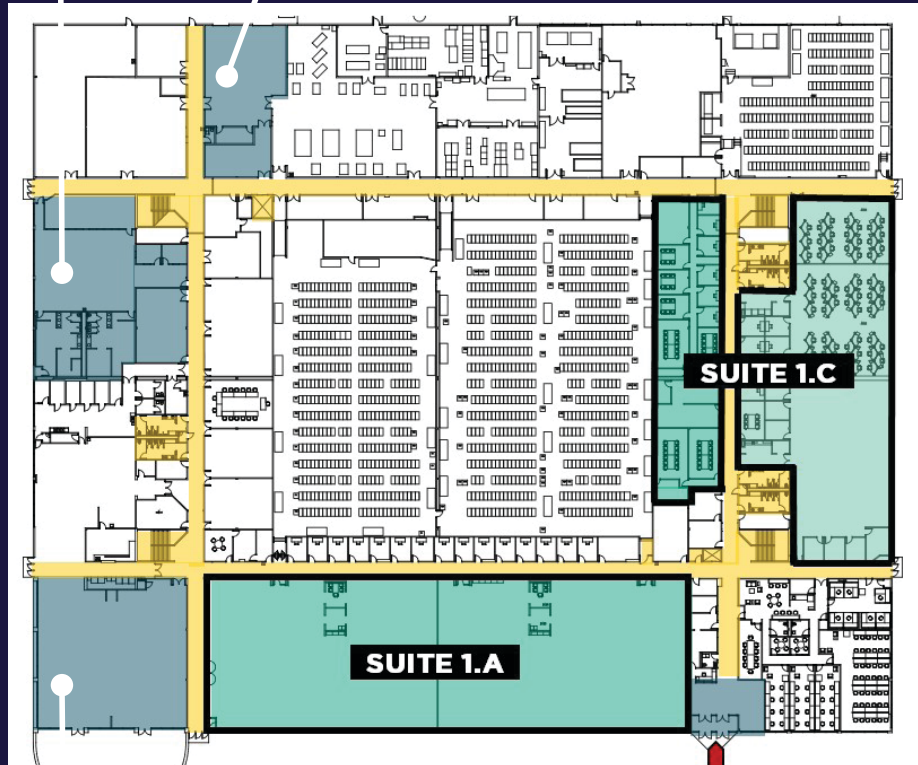
Up to 6.00/1,000 RSF
Parking Ratio



FIRST FLOOR

Fitness Center

Common Shipping and Receiving / Loading Dock



SUITE 1A
20,675 RSF

SUITE 1C
18,602 RSF

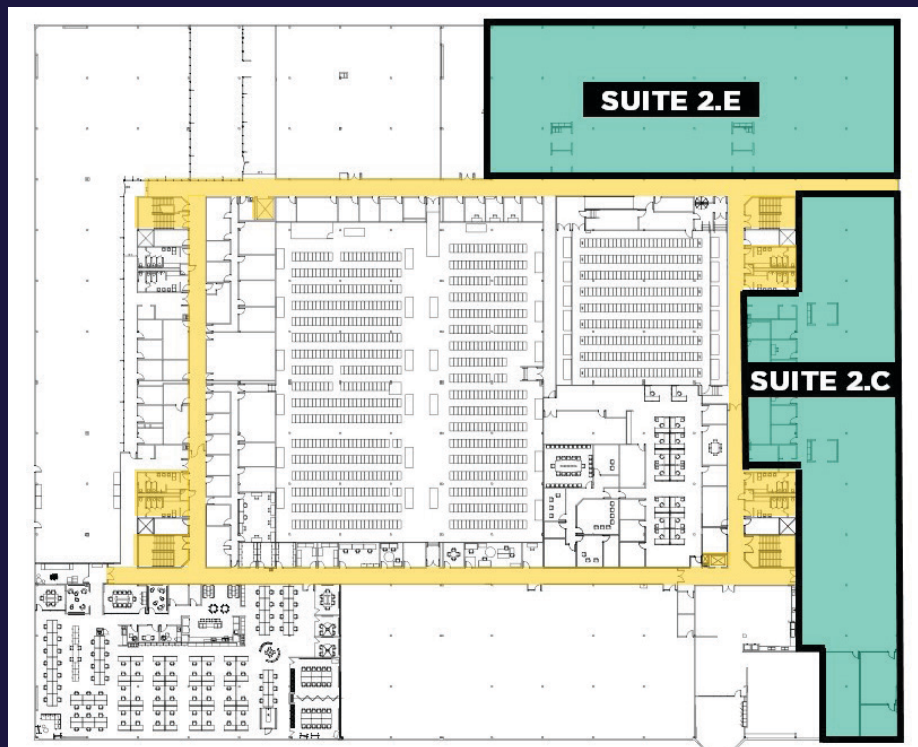
305 SOUTH ROCKRIMMON BLVD

FLOORPLAN KEY

- AVAILABLE
- COMMON CORRIDORS
- COMMON AMENITIES
- ENTRANCE

Dining Room Seating/Large Meeting Space

SECOND FLOOR



SUITE 2C
17,252 RSF

SUITE 2E
17,550 RSF



1 MILE

8,571

3 MILES

48,044

5 MILES

131,429



1 MILE

3,589

3 MILES

20,335

5 MILES

55,118



1 MILE

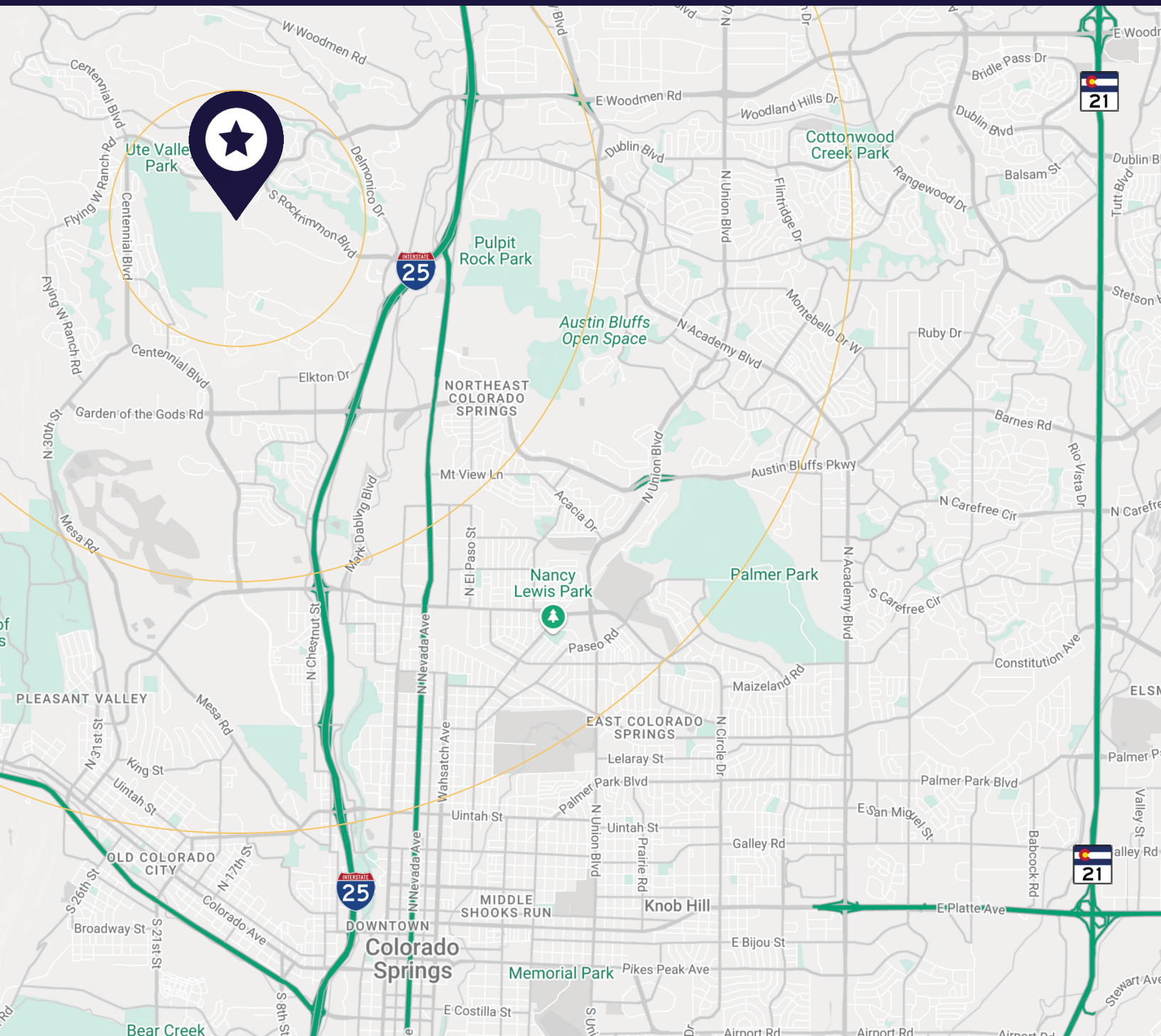
\$118,787

3 MILES

\$110,032

5 MILES

\$100,280



305 SOUTH ROCKRIMMON BLVD

NEARBY RESTAURANTS



**CUSHMAN &
WAKEFIELD**

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Commercial**

GRANT SEANOR

Direct: +1 719 418 4071
Mobile: +1 330 412 2297
gseanor@coscommercial.com

PETER SCOVILLE

Direct: +1 719 418 4063
Mobile: +1 719 330 8339
pscoville@coscommercial.com

GREG PHANEUF

Direct: +1 719 418 4064
Mobile: +1 719 339 9062
gphaneuf@coscommercial.com

Colorado Springs Commercial
90 South Cascade Ave, Suite 1150 Colorado Springs, CO 80903
+1 719 634 1500 • coscommercial.com

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