## FOR SALE/LEASE 140,583 SF • 12.53 AC



CLICK HERE TO VIEW FULL PROPERTY DRONE TOUR

CUSHMAN & Colorado Springs WAKEFIELD Commercial



# 6860 CAMPUS DR COLORADO SPRINGS, CO 80921

**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.



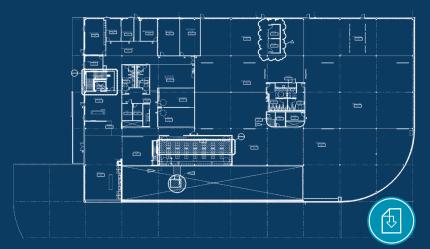


BEAUTIFUL CAMPUS SETTING

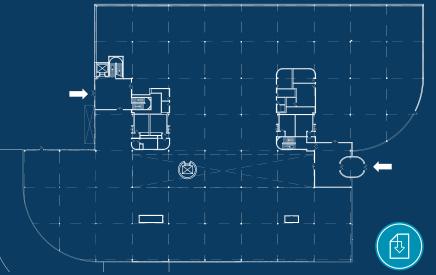




CUSTOMIZABLE SPACE, FLEXIBLE FLOOR PLANS



### **3RD FLOOR •** 36,521 SF



## 2ND FLOOR • 56,722 SF



1ST FLOOR • 47,883 SF



#### AN OPPORTUNITY TO CREATE A MODERN, INSPIRED OFFICE CAMPUS

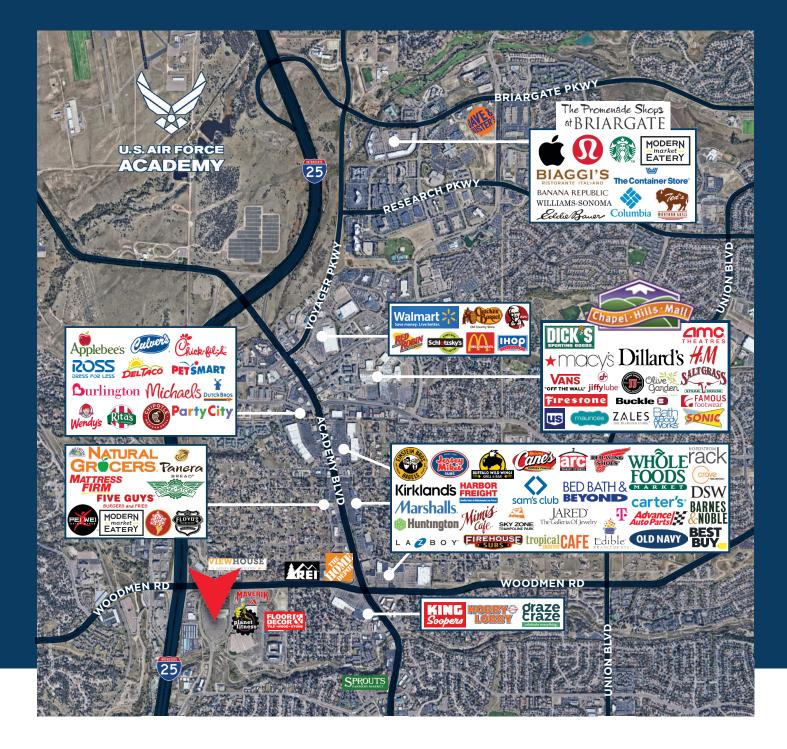
140,583 SF BUILDING SIZE

\$20,000,000 sale price

\$9.50 per RSF office: \$17.00 per RSF Lease rate

2024 EST. \$7.50 per RSF expenses

5:1,000 RSF





Colorado Springs Commercial

#### GRANT SEANOR

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#### \*Contact Broker for O.M. details and Confidentiality Agreement.

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