



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



CLICK HERE TO VIEW OUR  
**PROPERTY VIDEO**



**VICTORY  
RIDGE**

## OFFICE SPACE FOR LEASE

New Construction Class A Office with  
Unbeatable Mountain Views at Interquest  
Entertainment, Housing, Restaurants & Retail within walking distance

**UNDER NEW OWNERSHIP!**

10855 HIDDEN POOL HTS. | 1808 SPRING WATER PT.  
COLORADO SPRINGS, CO 80908



# VICTORY RIDGE

UNDER NEW OWNERSHIP!



**SUITE 250 | Fully Furnished Spec Suite Available**



10855 HIDDEN POOL HTS. | 1808 SPRING WATER PT.  
COLORADO SPRINGS, CO 80908



## BUILDING SIZE

10855 Hidden Pool Hts  
Building F: 109,059 RSF

1808 Spring Water Pt  
Building A: 15,016 RSF



## YEAR BUILT

2019



## COMMUNICATIONS

Gigabit Fiber Optics



## PARKING

1,100 public parking spaces | 50% covered  
Limited tenant parking available on basement level



## SIGNAGE

Directory and Building Signage Available



## OFFICE LEASE RATE

Starting at \$24.00 per RSF NNN

## RETAIL LEASE RATE

\$34.00 per RSF NNN



## OPERATING EXPENSES

\$12.80 per RSF (2025 Est.)

## AVAILABLE SPACE

### Building F (Office)

10855 Hidden Pool Hts

Suite 200: 17,722 RSF

Suite 250: 4,102 RSF

Suite 280: 3,881 RSF

Suite 320: 3,520 RSF

Suite 380: 6,446 RSF

Suite 400: 23,677 RSF

### Building F (Retail)

10855 Hidden Pool Hts

Suite 140: 4,598 RSF

Suite 150: 2,988-10,106 RSF

### Building A (Office)

1808 Spring Water Pt

Suite 200: 7,799 RSF

Building F: 10855 Hidden Pool Hts

## 4TH FLOOR

**23,677 RSF OFFICE  
AVAILABLE**

\*Potential Demising Plan Shown, Full Floor Available 23,677 RSF



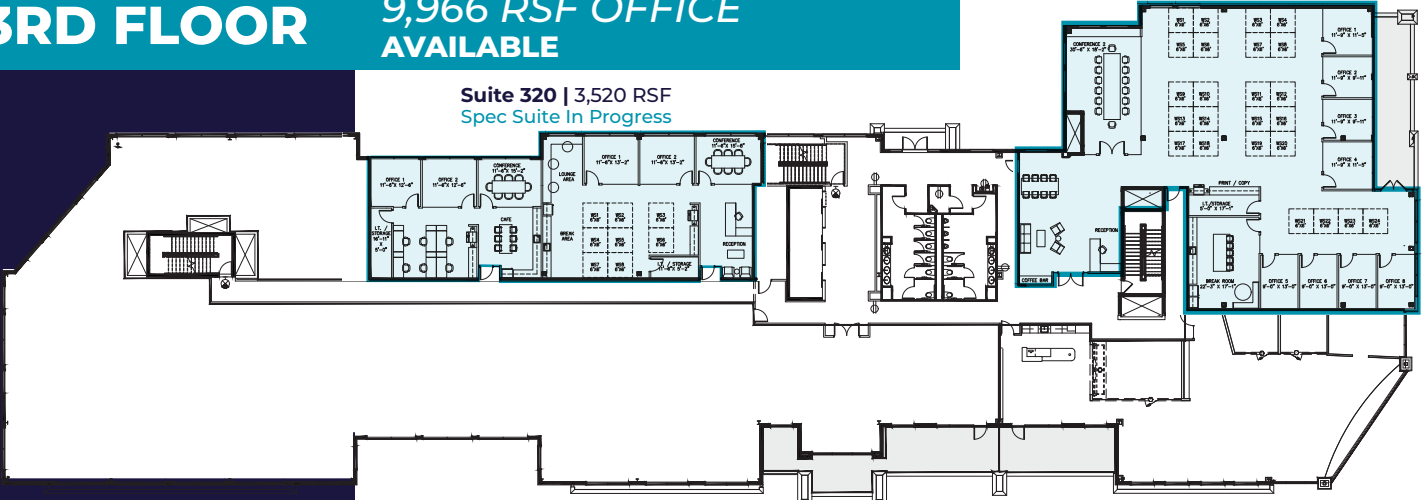
Building F: 10855 Hidden Pool Hts

## 3RD FLOOR

**9,966 RSF OFFICE  
AVAILABLE**

**Suite 320 | 3,520 RSF**  
Spec Suite In Progress

**Suite 380 | 6,446 RSF**  
Spec Suite In Progress



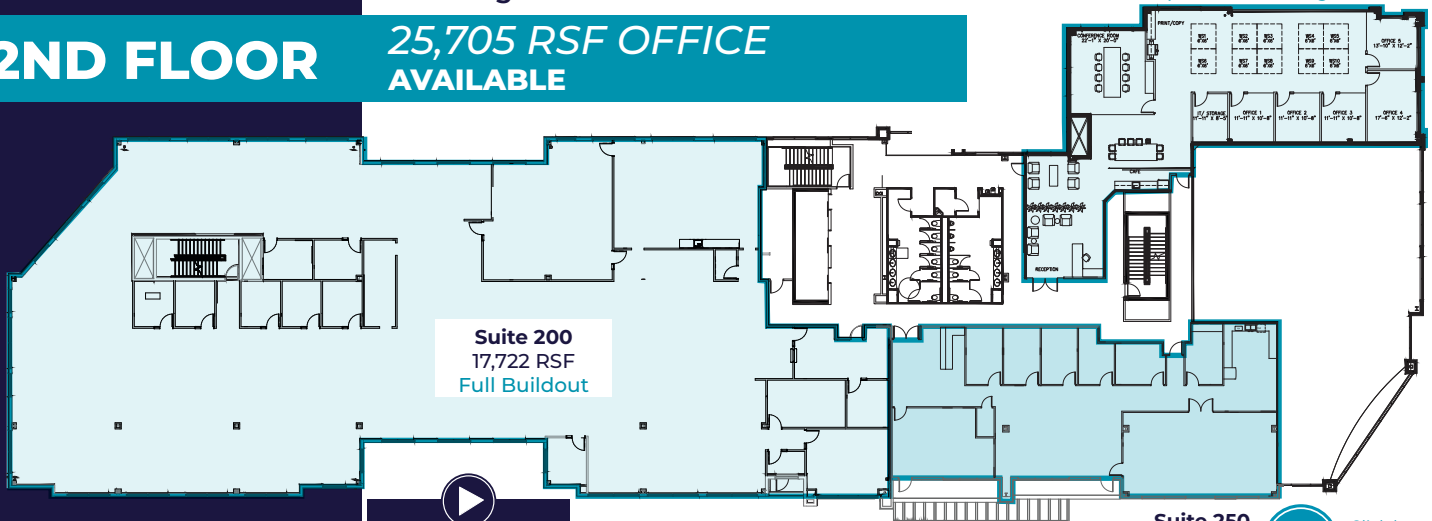
Building F: 10855 Hidden Pool Hts

## 2ND FLOOR

**25,705 RSF OFFICE  
AVAILABLE**

**Suite 200**  
17,722 RSF  
Full Buildout

**Suite 280 | 3,881 RSF**  
Spec Suite In Progress



CLICK HERE TO VIEW  
SUITE 200 FLY THROUGH

**Suite 250**  
4,102 RSF  
Furnished Spec Suite



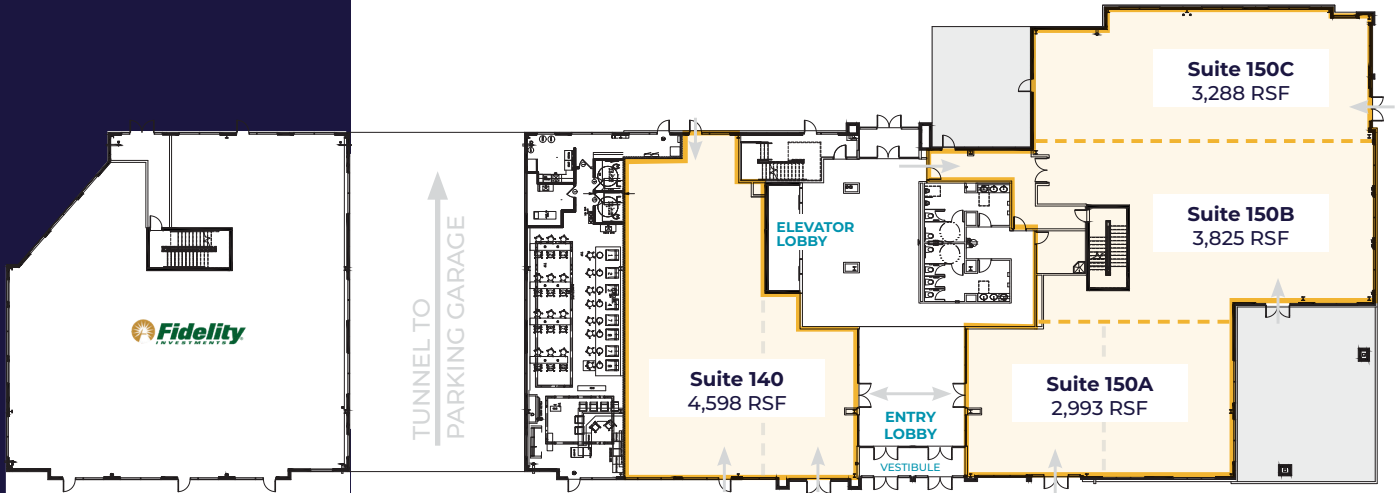
Click here to  
view interior  
space photos



Building F: 10855 Hidden Pool Hts

## 1ST FLOOR

14,704 RSF RETAIL  
AVAILABLE



## TENANT RESERVED PARKING FLOOR

[CLICK HERE TO VIEW PLAN](#)



Building A: 1808 Spring Water Pt

## 2ND FLOOR

7,799 RSF OFFICE  
AVAILABLE



Suite 200  
7,799 RSF



# AREA DEMOGRAPHICS



## 2024 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,125	14,040	44,540



## 2024 POPULATION

1 MILE	3 MILES	5 MILES
3,008	38,295	123,361



## AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$157,051	\$147,457	\$132,252



# INTERQUEST TRADE AREA



# DRIVE TIMES



**Denver  
Tech Center**  
**40 Minutes**



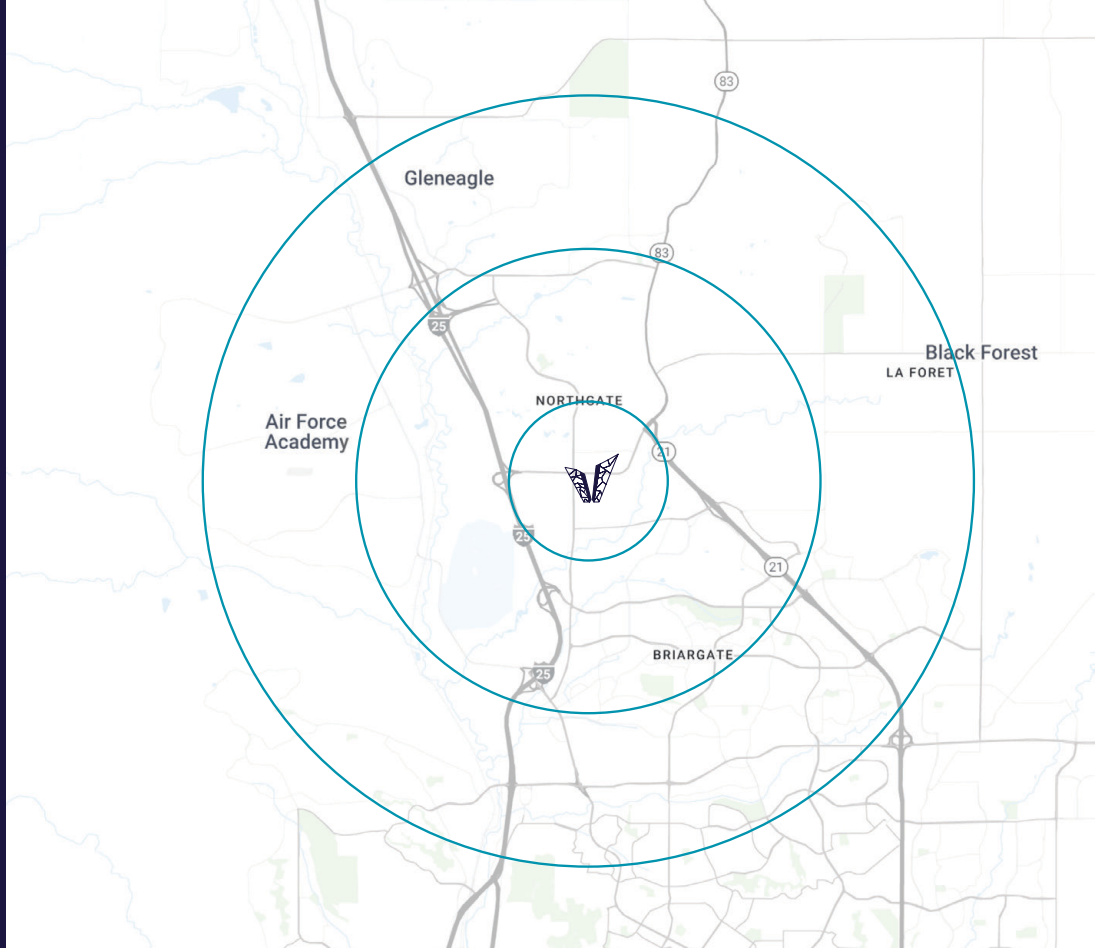
**Memorial Hospital  
North**  
**7 Minutes**



**COS Airport  
Peterson AFB**  
**30 Minutes**



**Downtown  
Colorado Springs**  
**15 Minutes**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

## **GRANT SEANOR**

Director

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