



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



OFFICE | FOR LEASE

OFFICE PARK AT ERINDALE
6035 ERIN PARK DR
COLORADO SPRINGS, CO 80918





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Building Size
10,000 SF



Parking Ratio
4.90/1,000 RSF



Available Space
1,750 SF



Year Built
1982



Tenant Improvements
Negotiable



Starting Base Lease Rate
\$11.00 per RSF NNN



Stories
2



Monument Signage
Available



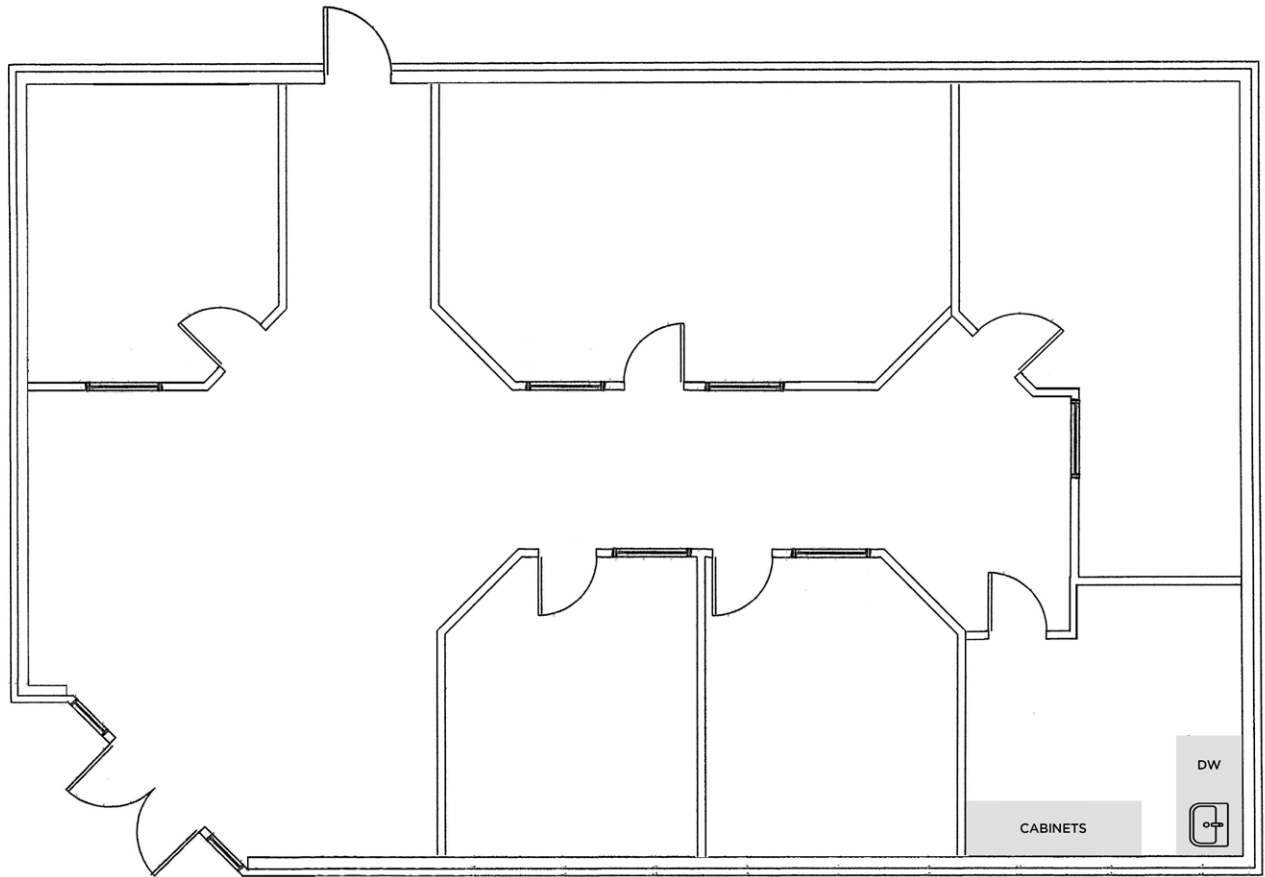
Est. Operating Expenses
\$6.00 per RSF (2025)

A POLISHED PRESENCE IN THE ACADEMY BLVD CORRIDOR

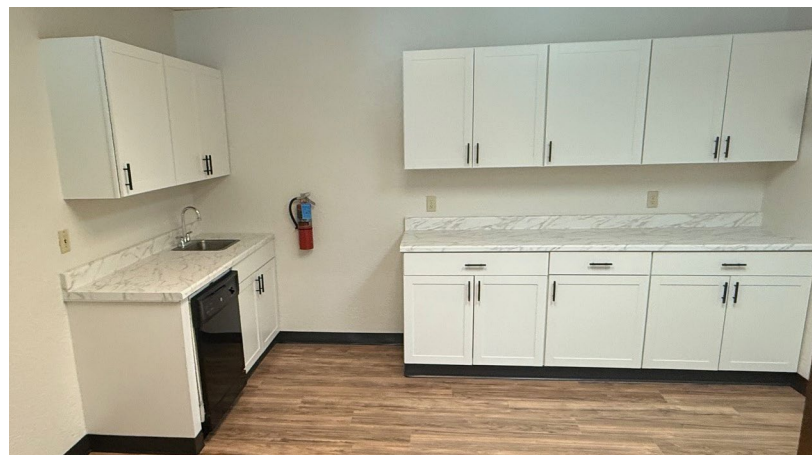
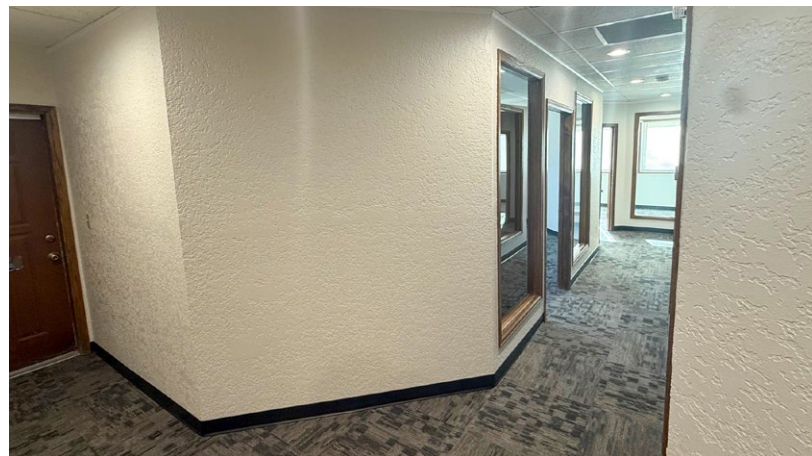
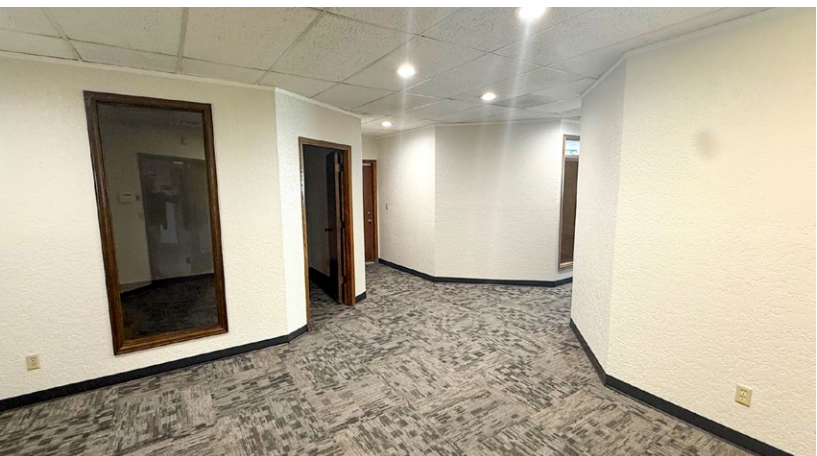
Make a statement in one of Colorado Springs' most active corridors. 6035 Erin Park Dr delivers Academy Blvd visibility, easy access, and the kind of surrounding energy that helps businesses stay top-of-mind. The well-maintained building presents clean and professional, while ample on-site parking keeps the day-to-day simple for employees and customers.

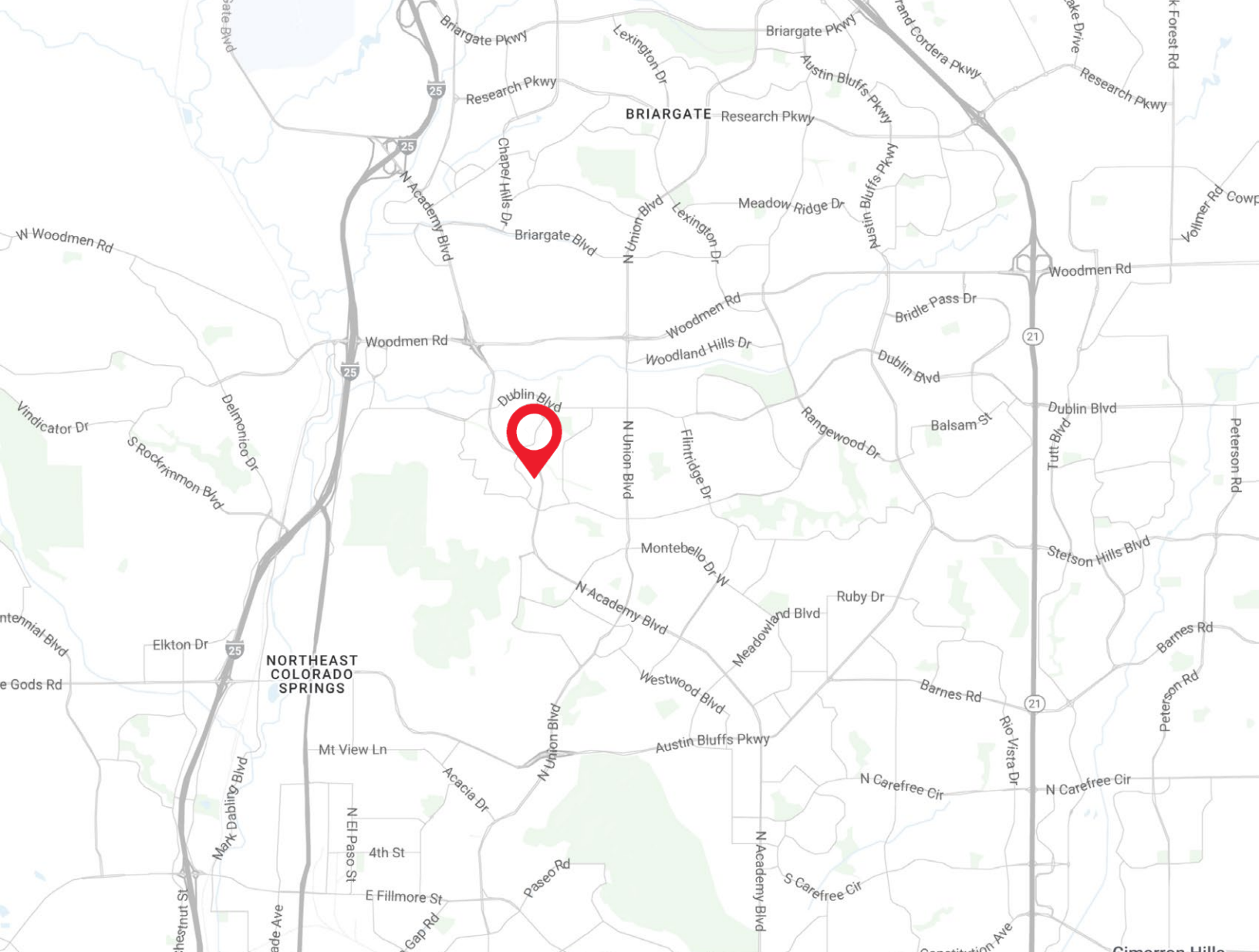
Step outside and you're wrapped in nearby amenities—shopping, restaurants, services, and daily conveniences—creating built-in support for teams and consistent traffic for users who benefit from a centralized location. If you're looking for strong exposure, effortless functionality, and a site that shows well, this is it.

1ST FLOOR



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.





DRIVE TIMES



8 Min. | I-25



12 Min. | Northgate



15 Min. | Downtown COS



25 Min. | COS Airport

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,856	40,546	101,990



POPULATION

1 MILE	3 MILES	5 MILES
14,154	98,514	254,607



AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$90,489	\$95,842	\$103,700



MEDIAN AGE

1 MILE	3 MILES	5 MILES
36.8	36.8	37.9



**CUSHMAN &
WAKEFIELD**

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Commercial**

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