



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



SCAN QR 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!



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

\$32-35.00 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 280: 3,881 RSF

Suite 320A: 1,416 RSF

Suite 380: 6,446 RSF

Suite 400: 23,677 RSF

Building F (Retail)

10855 Hidden Pool Hts

Suite 150: 2,988-10,106 RSF

Building A (Office)

1808 Spring Water Pt

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

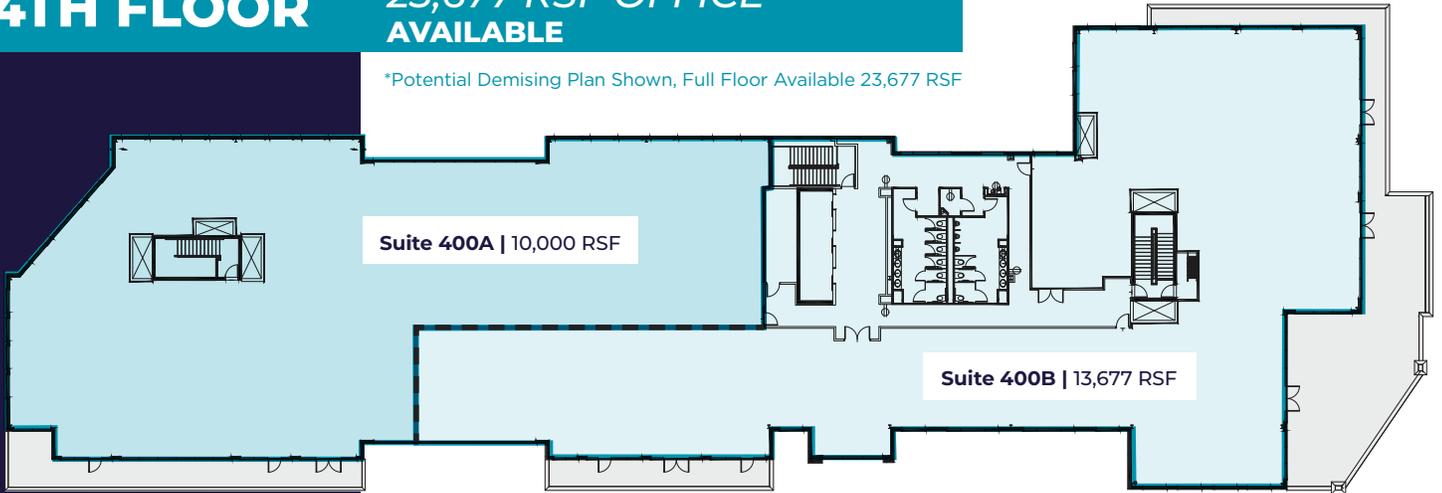


Building F: 10855 Hidden Pool Hts

4TH FLOOR

**23,677 RSF OFFICE
AVAILABLE**

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



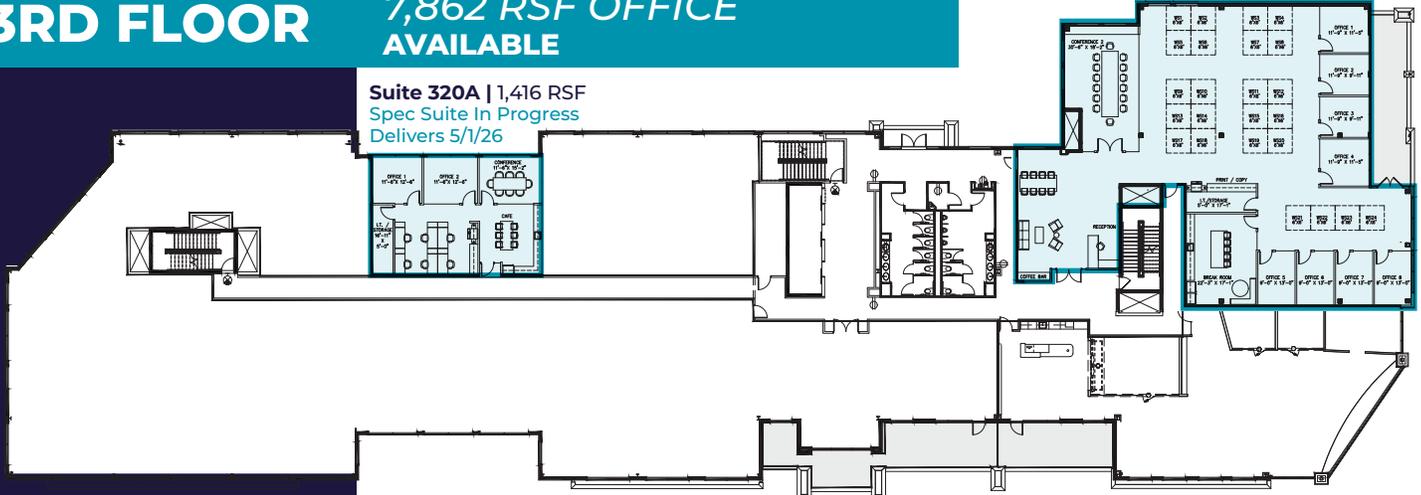
Building F: 10855 Hidden Pool Hts

3RD FLOOR

**7,862 RSF OFFICE
AVAILABLE**

Suite 380 | 6,446 RSF
Potential Space Plan

Suite 320A | 1,416 RSF
Spec Suite In Progress
Delivers 5/1/26



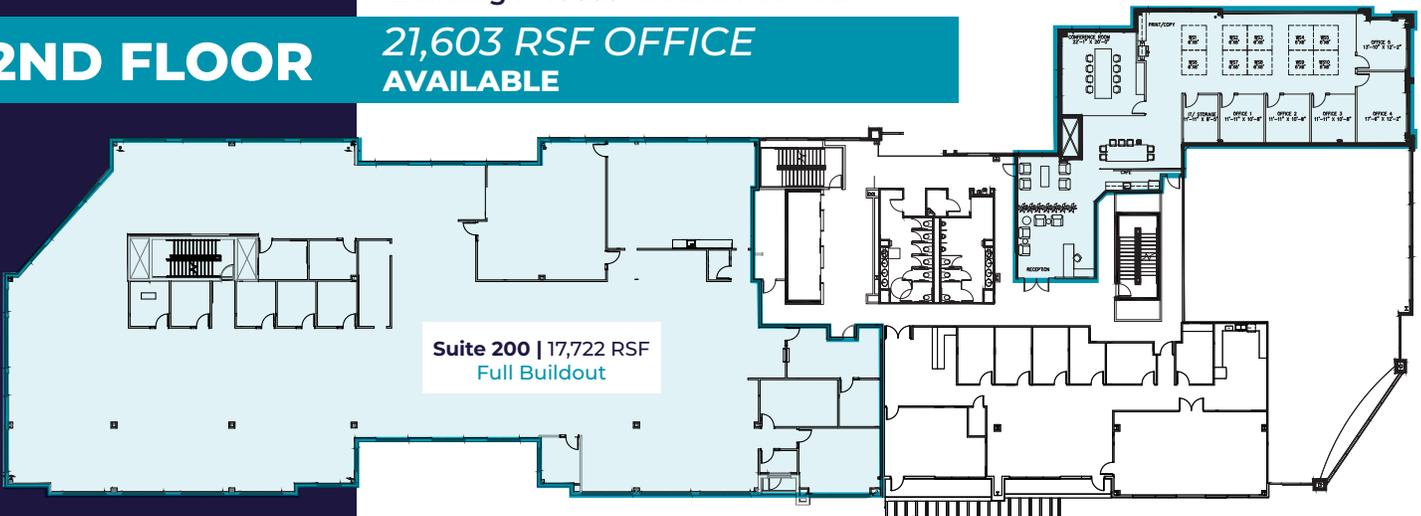
Building F: 10855 Hidden Pool Hts

2ND FLOOR

**21,603 RSF OFFICE
AVAILABLE**

Suite 280 | 3,881 RSF

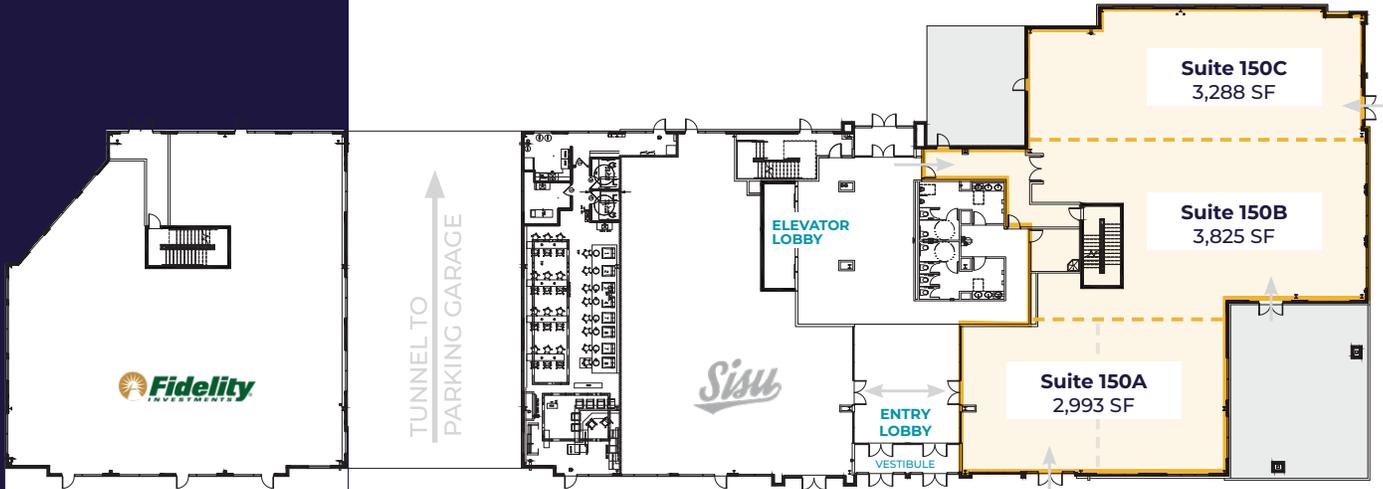
Suite 200 | 17,722 RSF
Full Buildout



Building F: 10855 Hidden Pool Hts

1ST FLOOR

**10,106 RSF RETAIL
AVAILABLE**



Building A: 1808 Spring Water Pt

2ND FLOOR

**7,799 RSF OFFICE
AVAILABLE**



**Suite 200
7,799 RSF**



DRIVE TIMES



**Denver
Tech Center**
40 Minutes



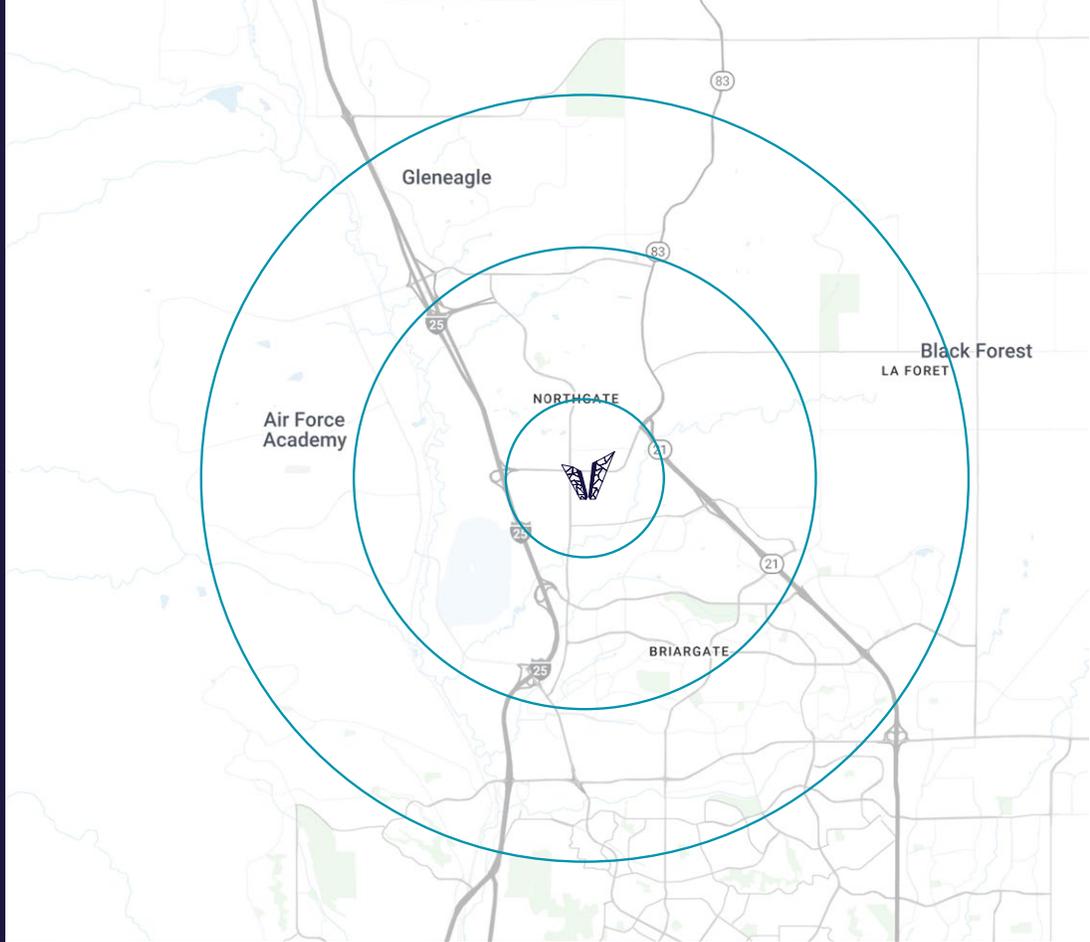
**Memorial Hospital
North**
7 Minutes



**COS Airport
Peterson AFB**
30 Minutes



**Downtown
Colorado Springs**
15 Minutes



**Colorado Springs
Commercial**

GRANT SEANOR

Director

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