



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



CHIDLAW

2221 E BIJOU STREET COLORADO SPRINGS, CO 80909

BUILDING



OFFICE/FLEX SPACE FOR LEASE



Building Size
281,144 SF



Parking Ratio
3.76/1,000 RSF



Available Space
86,226 SF



Year Built **1962**
Renovated **2022**



Tenant Improvements
Negotiable



Lease Rate
\$15-17.00 per RSF NNN



Stories
2



Zoning
MX-L (Formerly C6)

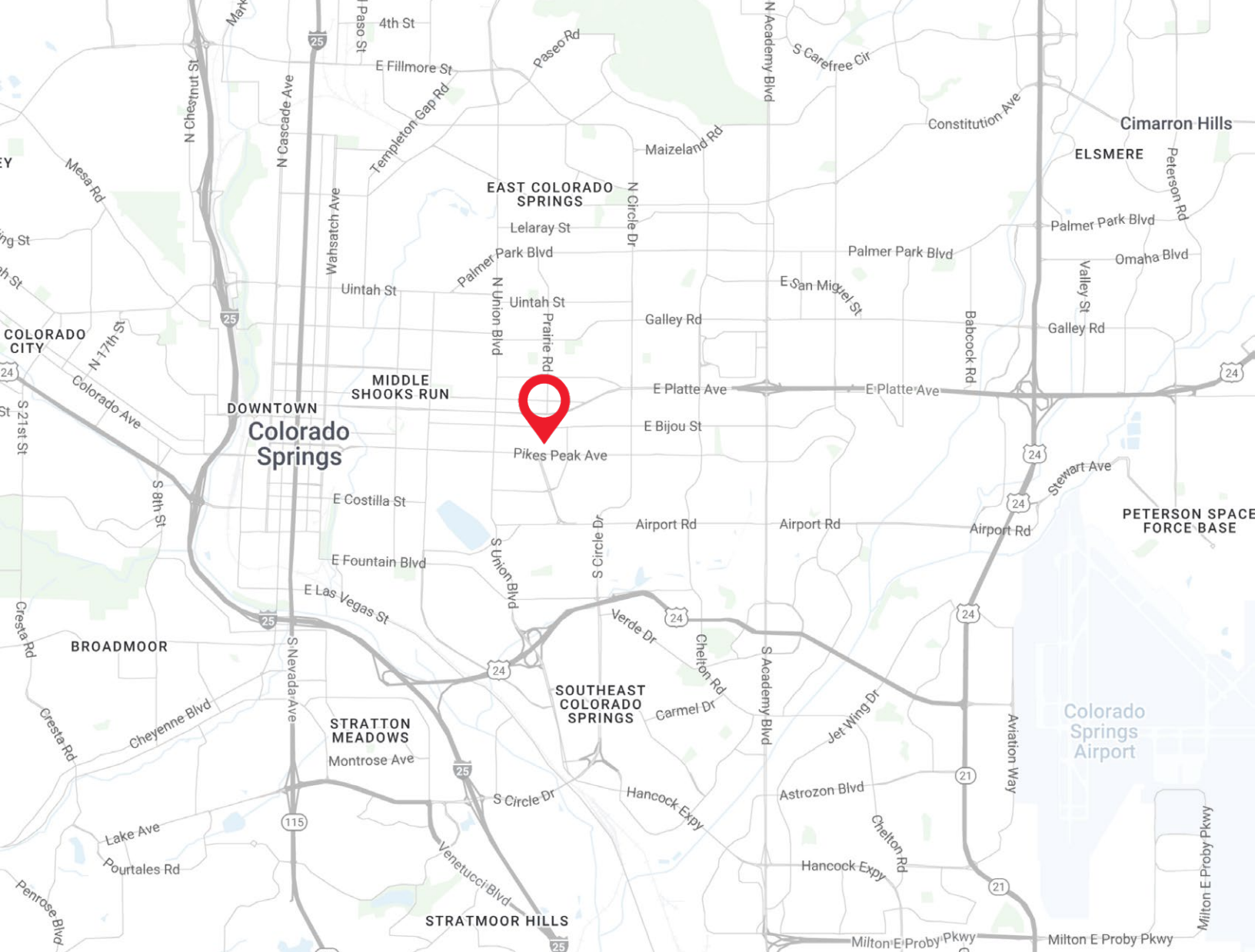


Operating Expenses
\$4.72 per RSF (2026 est.)

PROPERTY HIGHLIGHTS

Once home to major U.S. air defense operations, the Chidlaw Building brings a distinctive history to one of Colorado Springs' most established central corridors. Positioned along E. Bijou Street near Platte Avenue and Academy Boulevard, the property offers convenient east-west access with quick connectivity to Downtown, the Colorado Springs Airport, Peterson Space Force Base, and surrounding commercial neighborhoods. Its legacy as a former NORAD and Air Defense Command facility gives the building a unique identity in the market, while its large campus setting and central location continue to support a wide range of modern flex, office, and operations-oriented users.

- Centrally located to both Downtown and Airport submarkets
- Highly recognizable building with historical ties to the Defense Industry, including involvement in the Bay of Pigs operation. Ownership has preserved the original auditorium connected to that history, which remains available for tenant use
- Class A amenity package and renovations to building interior
- Secure entrances limiting public access



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