



THRIVE[™]
COMMERCIAL PARTNERS

FOR SALE

**7350 CAMPUS DRIVE
COLORADO SPRINGS, CO 80919**

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PRICE
\$6,950,000.00



SF & AC
47,018 SF
ON 2.87 ACRES



ZONING
BP/CR CU



4.2/1,000,
196 SPACES
PARKING



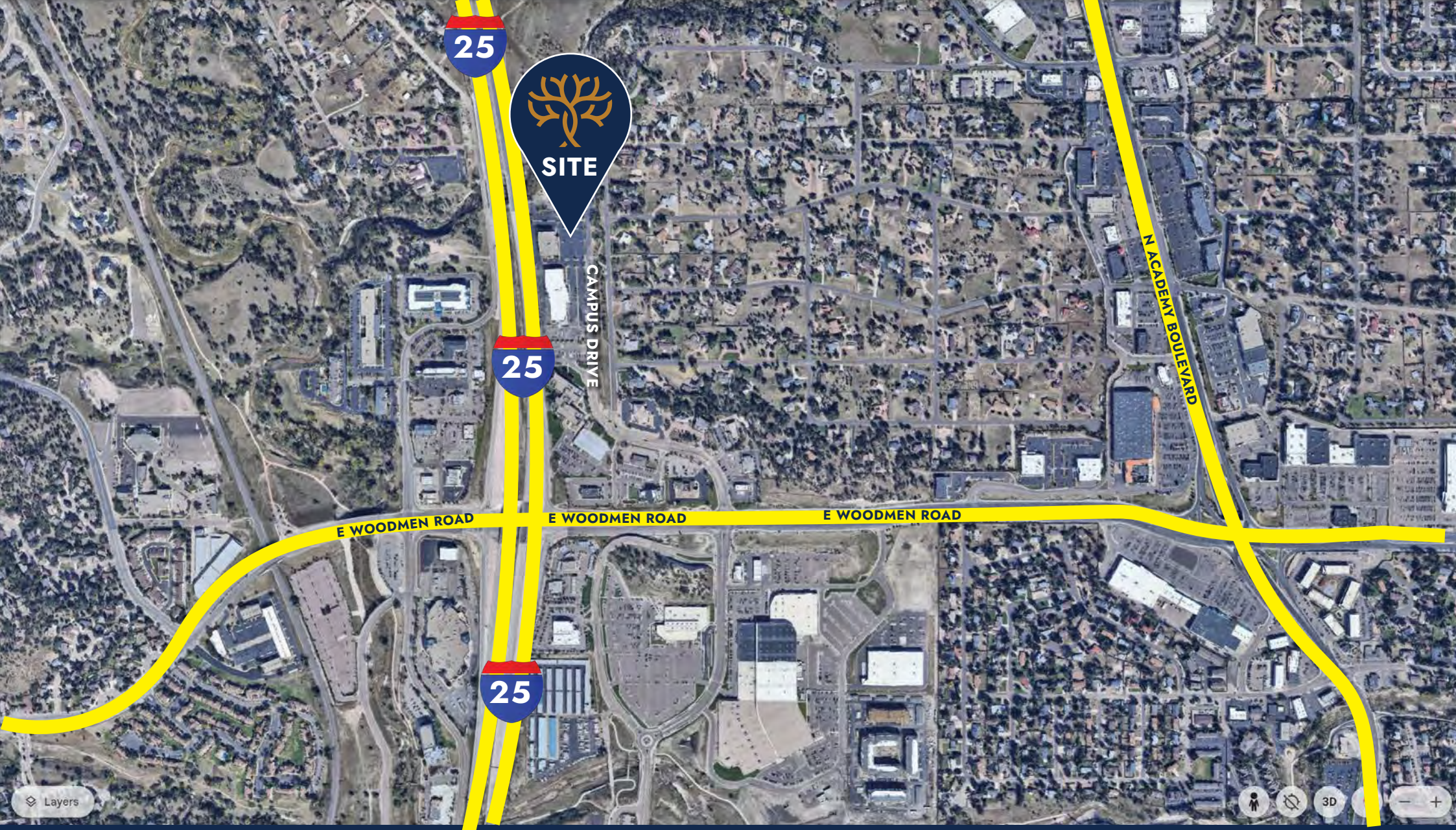
TRAFFIC COUNT
145,000 CARS
DAILY

PROPERTY overview

7350 Campus Drive is a 47,018-square-foot, three-story Class B+ office building conveniently located just off I-25, offering seamless access to both I-25 and Woodmen Road. With prominent I-25 signage visible to over 145,000 cars daily, this property provides excellent exposure for businesses. Situated near a variety of restaurants and retail amenities, this location is ideal for companies seeking accessibility and convenience. The building features a vaulted, spacious entryway on the east side, welcoming tenants and visitors alike. Each floor is thoughtfully laid out with a well-balanced mix of private offices, conference rooms, and large open areas to support a range of workplace configurations. Expansive windows throughout the building ensure abundant natural light, creating a bright and inviting workspace, while offering stunning panoramic views of the Front Range and Pikes Peak on the west side.

Key highlights of the property include:

- ✓ **Critical Systems Generator:** Natural gas-powered backup for essential systems.
- ✓ **High-Speed Fiber Connectivity:** Services provided by Comcast, Zayo, and Lumen.
- ✓ **Recent Upgrades:** New roof installed in 2022 and a cooling tower replacement in 2023, ensuring modernized infrastructure.
- ✓ **Ample Parking:** Generous parking availability surrounding the building for tenants and visitors.



Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/ Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

LISTING

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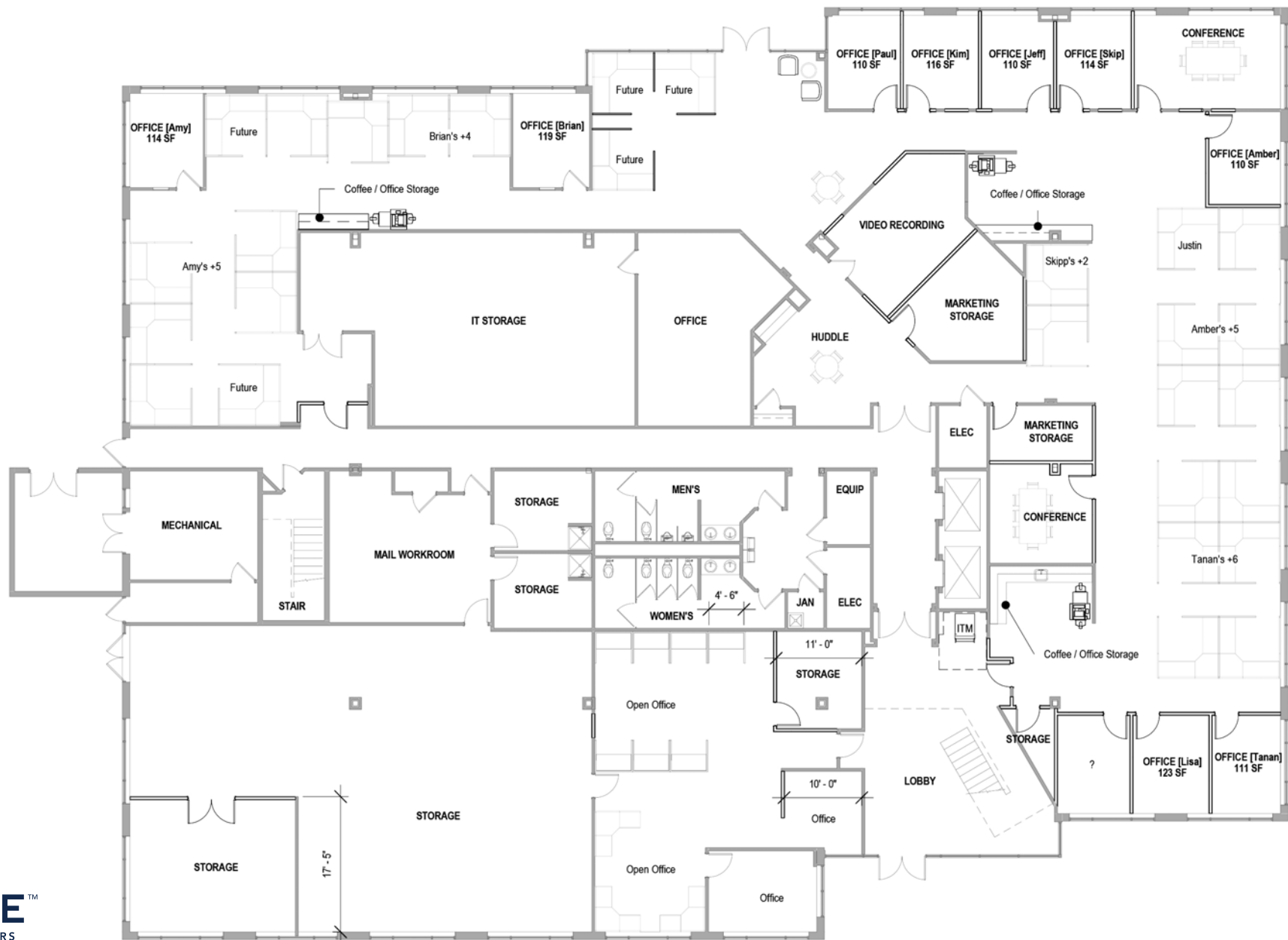
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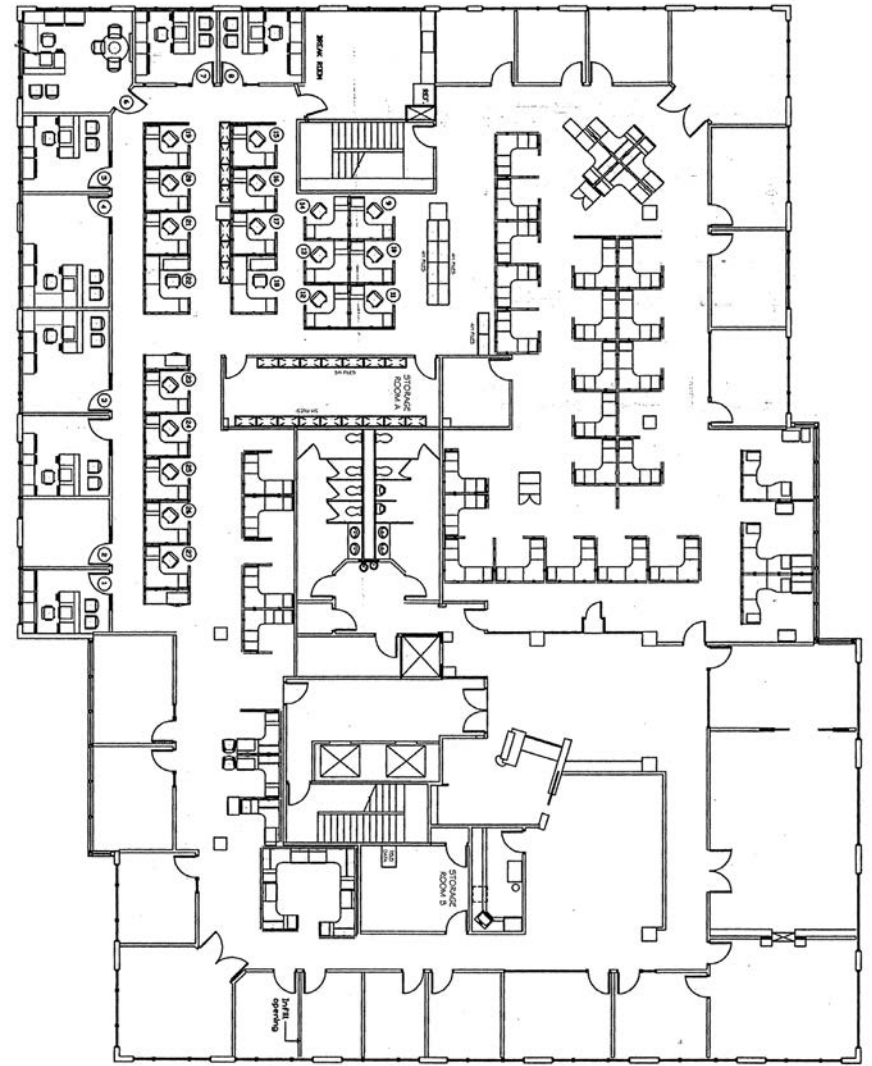
1st Floor



**2nd
Floor**



**3rd
Floor**







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