



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



CHIDLAW

2221 E BIJOU STREET COLORADO SPRINGS, CO 80909

BUILDING



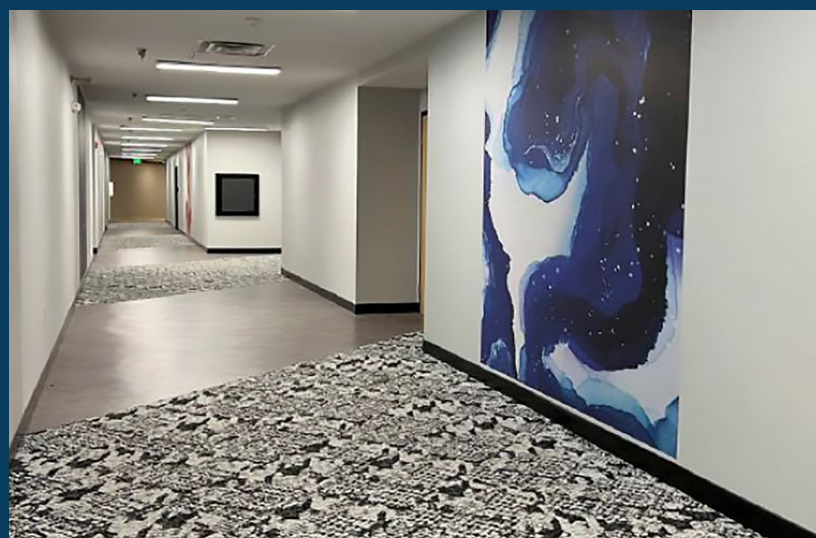
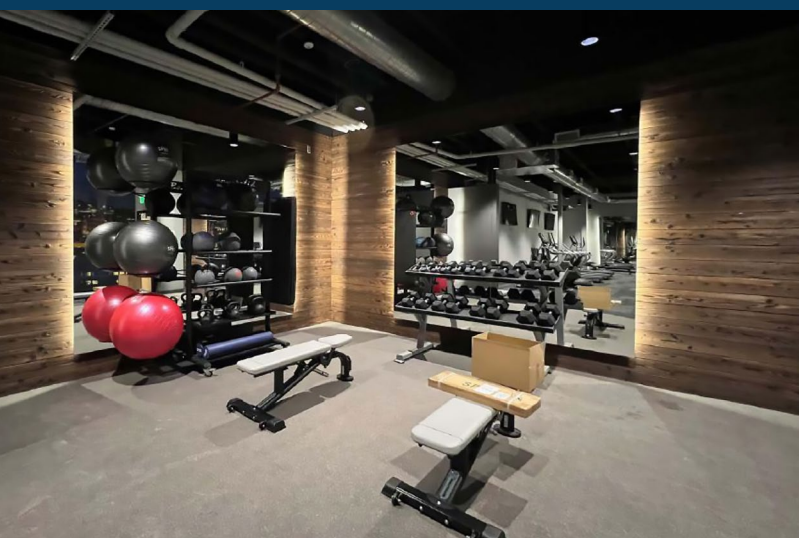
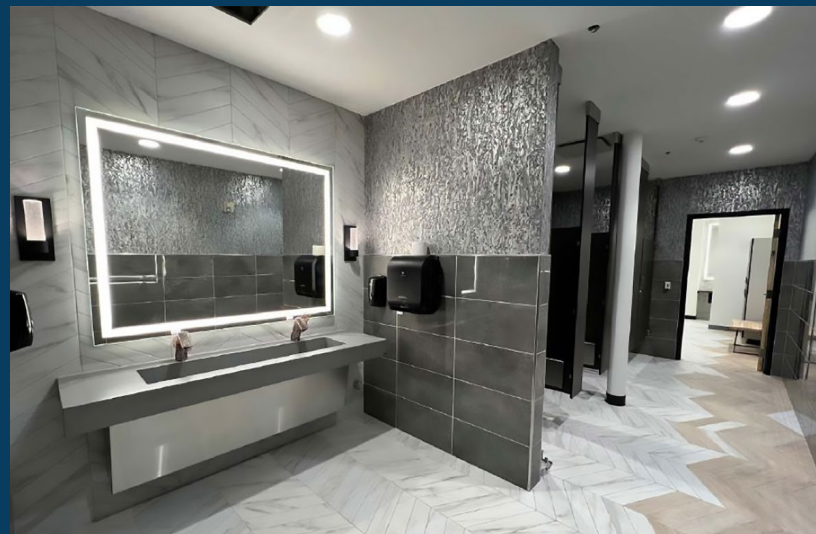
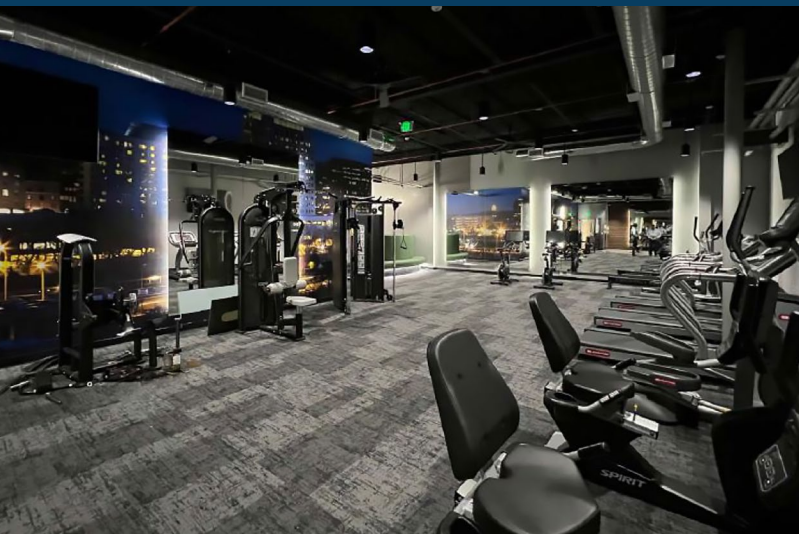
FLEX SPACE FOR LEASE

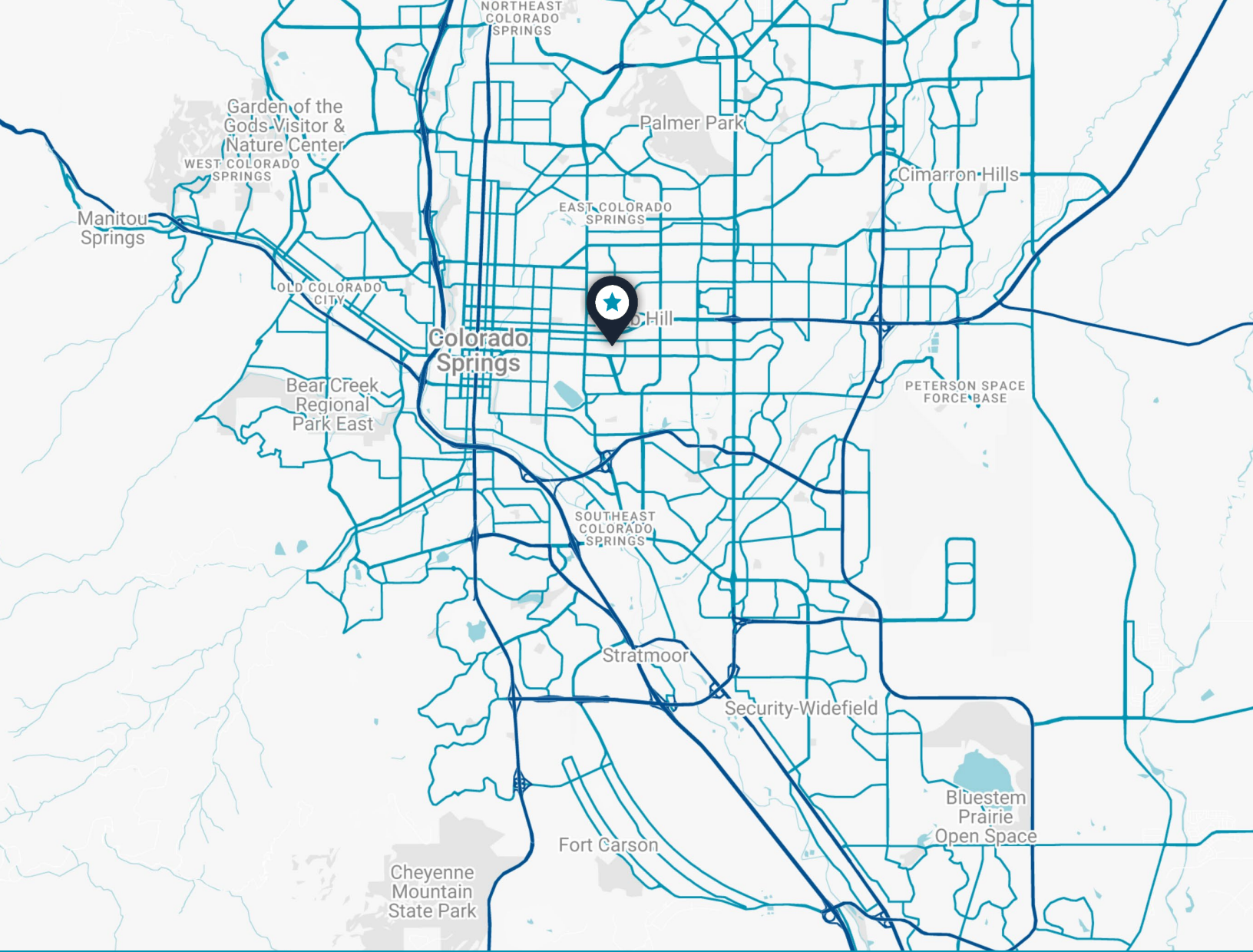
Building Area	281,144 SF	Available Space	45,549 RSF
Year Built	1962 Renovated 2022	Lease Rate	\$15-\$17 per RSF NNN
# of Stories	2	Operating Expenses	\$4.72 per RSF (2023)
Building Type	Steel	Land Area	13.7 Acres
Parking Ratio	3.76/1,000 SF	Zoning	C6 CU

PROPERTY HIGHLIGHTS

- Centrally located to both Downtown and Airport submarkets
- Highly recognizable building with historical ties to the Defense Industry
- Class A amenity package and renovations to building interior
- Secure entrances limiting public access

First Level		Lower Level	
Suite 124	7,779 RSF	Suite 15	23,392 RSF
Suite 100 (SUBLEASE)	22,551 RSF	Suite 20	7,247 RSF
		Suite 30	7,131 RSF





CONTACT

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