### CUSHMAN & Colorado Springs WAKEFIELD Commercial

## CHIDLAW 2221 E BIJOU STREET COLORADO SPRINGS, CO 80909 BUILDING

Spectrum



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	First	First Level		Lower Level	
<ul> <li>and Airport submarkets</li> <li>Highly recognizable building with</li> </ul>		7,779 RSF	Suite 15	23,392 RSF	
<ul> <li>historical ties to the Defense Industries</li> <li>Class A amenity package and renovations to building interior</li> </ul>	Suite 100 (SUBLEASE)	22,551 RSF	Suite 20	7,247 RSF	

 Secure entrances limiting public access

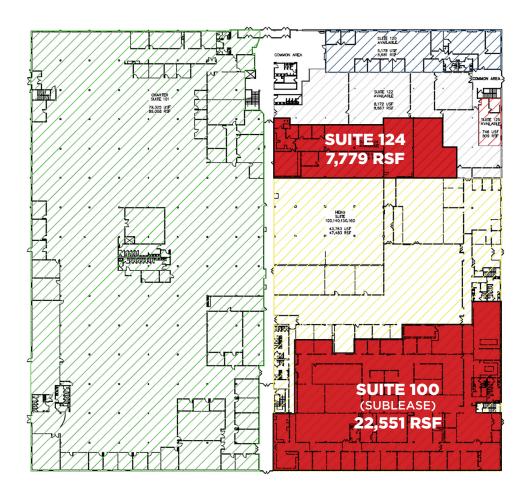
Suite 30 7,131 RSF

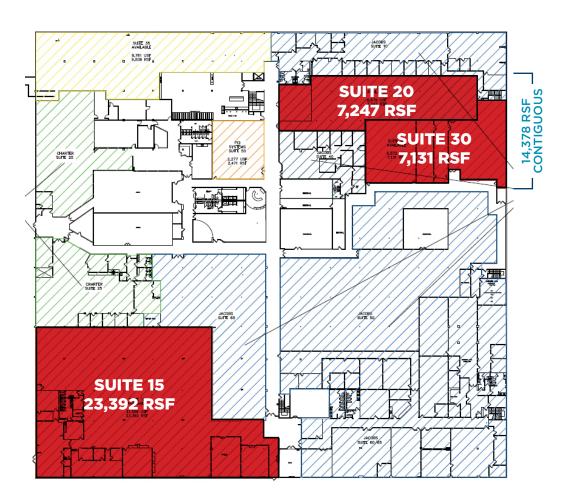




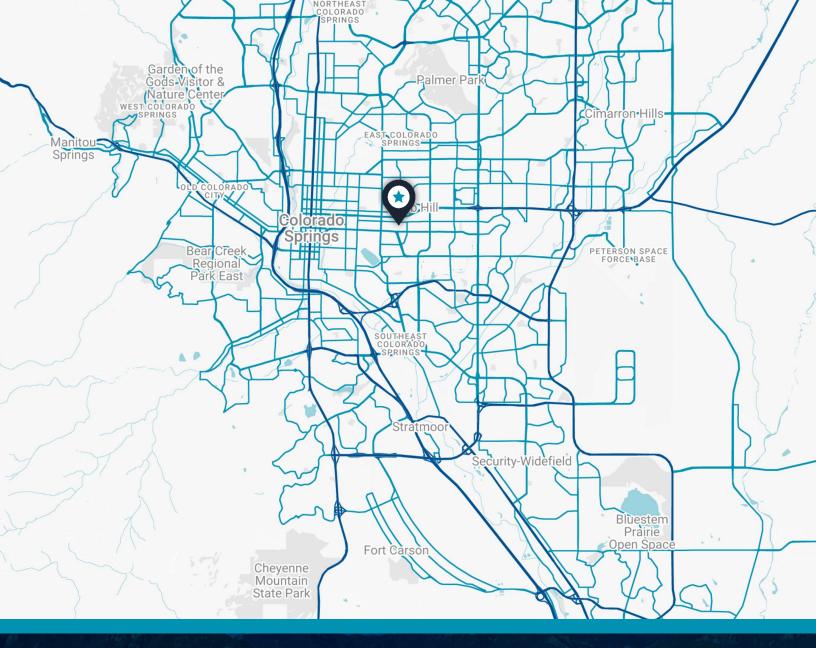








# **LOWER LEVEL**



### CONTACT

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Colorado Springs Commercial

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