

CLASS A OFFICE SPACE FOR SUBLEASE

The Offices at Victory Ridge

10855 HIDDEN POOL HEIGHTS, SUITE 350, COLORADO SPRINGS, CO 80908



THE VICTORY RIDGE DIFFERENCE

- First Spec Class A Office Building in over 15 years (2024)
- Location, Location, Location - Views, Views, Views!
- State-of-the-Art New Construction - Turnkey Tenant Finish Packages
- Efficient Space Occupancy up to 25% more efficient than 2nd generation spaces
- Entertainment, Housing, Restaurant, Retail within walking distance



AVAILABLE SPACE FOR SUBLEASE

BUILDING F:	Suite 350:
10855 Hidden Pool Hts	3,500 RSF (Approximately)
LEASE RATE:	\$27.32 PSF + NNN
NNN EXPENSES (2025 EST):	\$12.80 PSF
SUBLEASE EXPIRATION:	06/30/2029
TENANT FINISH ALLOWANCE:	Space is in core and shell condition; Tenant Finish Allowance Available from original lease is \$65.00 per usable square foot



Building Lobby

RU FACTOR:

18%

ELECTRICAL:

The 2nd, 3rd & 4th floors have the following electrical:
(4) (400) amp, 120/208V sub-panel(s), (2) (400) amp, 277/480 V sub-panel(s) and (2) transformers.

COMMUNICATIONS:

Gigabit Fiber Optic access is provided for each space. Building is WIFI Ready

LIFE SAFETY:

Security cameras, key card access, 3 high speed elevator cabs

HVAC:

Heating and air conditioning will be provided by a sophisticated state of the art VAV system
(Also includes automated digital controls system)

FINISHED CEILING HEIGHTS:

Tenant areas are typically 10 feet+, but vary by space.
Building F: 1st floor retail space storefront is 12'0" in height, 2nd, 3rd and 4th floor storefront is 10'0" in height,
Building A: 1st floor retail space storefront is 12'0" in height and the 2nd floor storefront is 9'7" in height

LIGHTING:

Deep cell parabolic fluorescent lighting system with electric ballasts, 6", LED, recessed can/down-light(s) in all common areas along with 4" linear lighting in the main lobby entrance, Bldg. F.

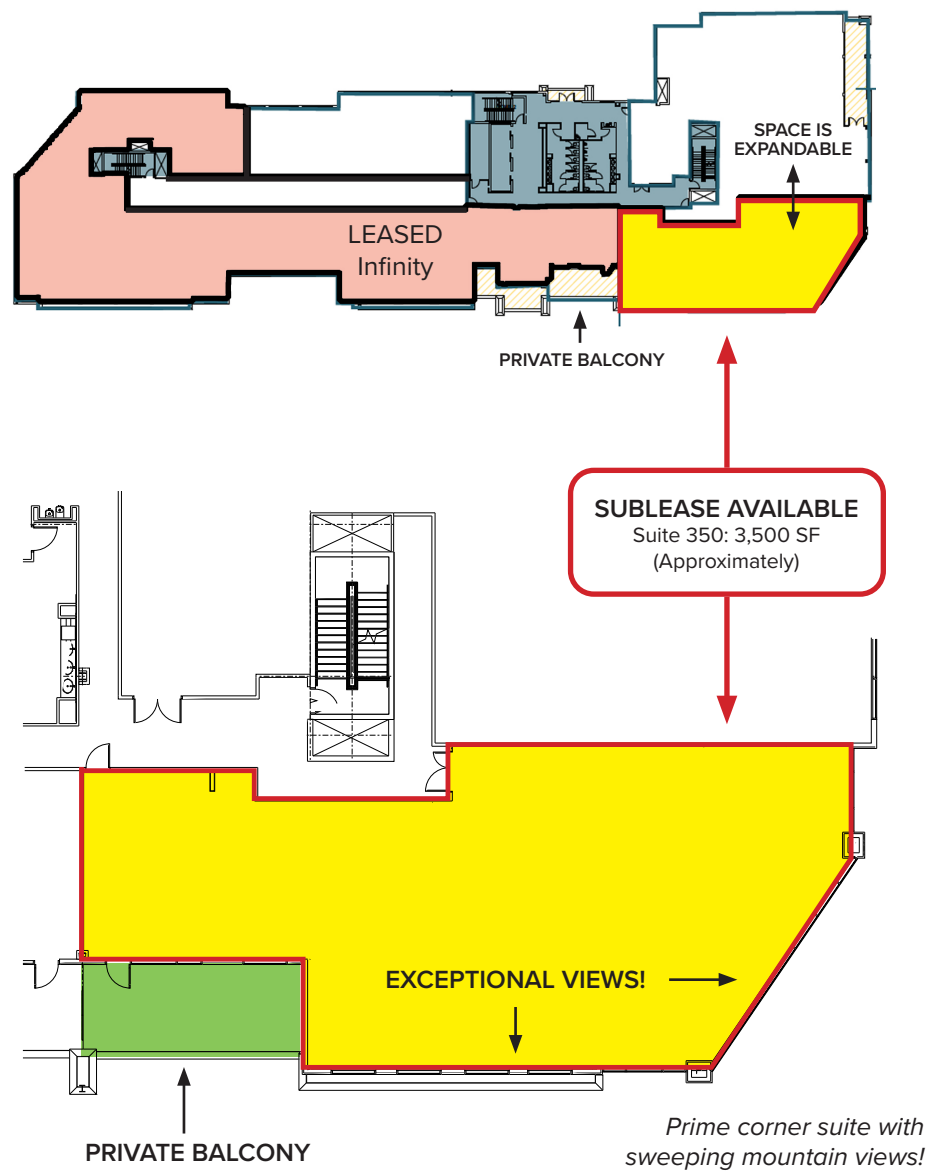
SIGNAGE:

Directory signage is available to each Tenant and building signage is possible for a Full floor use

PARKING:

1,100 public parking spaces on site, immediately adjacent to the building on a first come first serve basis. Half of the parking spaces are covered. Additionally, there are (72) parking stalls along with (3) handicap parking stalls located in the parking garage in the basement of the building for building tenants use at a monthly charge.

10855 HIDDEN POOL HEIGHTS
SUITE 350: 3,500 SF AVAILABLE FOR SUBLEASE





NOT TO SCALE





The Offices at Victory Ridge

CLASS A OFFICE SPACE FOR SUBLEASE

10855 Hidden Pool Heights, Suite 350
Colorado Springs, CO 80908

MICHAEL PALMER

mpalmer@oliverreg.com
719-332-0044

PAUL PALMER

ppalmer@oliverreg.com
719-209-3162

Olive Real Estate Group. Copyright 2026. Reproductions are legally prohibited without written consent.

Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.

