

509 SCOTT AVE

WOODLAND PARK • CO



AVAILABLE SPACE

106 SF - 2,297 SF



LEASE RATE:

\$16.00-\$18.00 NNN

OFFICE
SPACE
FOR
LEASE



MATT CALL Principal

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RENEE NEWLAND Director

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navpoint

PROPERTY OVERVIEW



ADDRESS

509 Scott Ave,
Woodland Park, CO 80863



PROPERTY TYPE

Office Building



AVAILABLE SPACE

106 SF - 2,297 SF



YEAR BUILT

2004



LEASE RATE:

\$16.00-\$18.00 NNN



PARCEL NUMBER

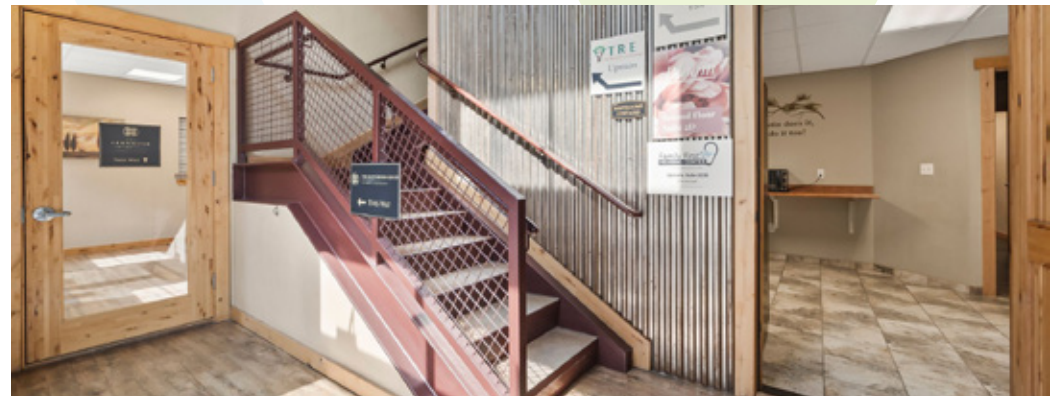
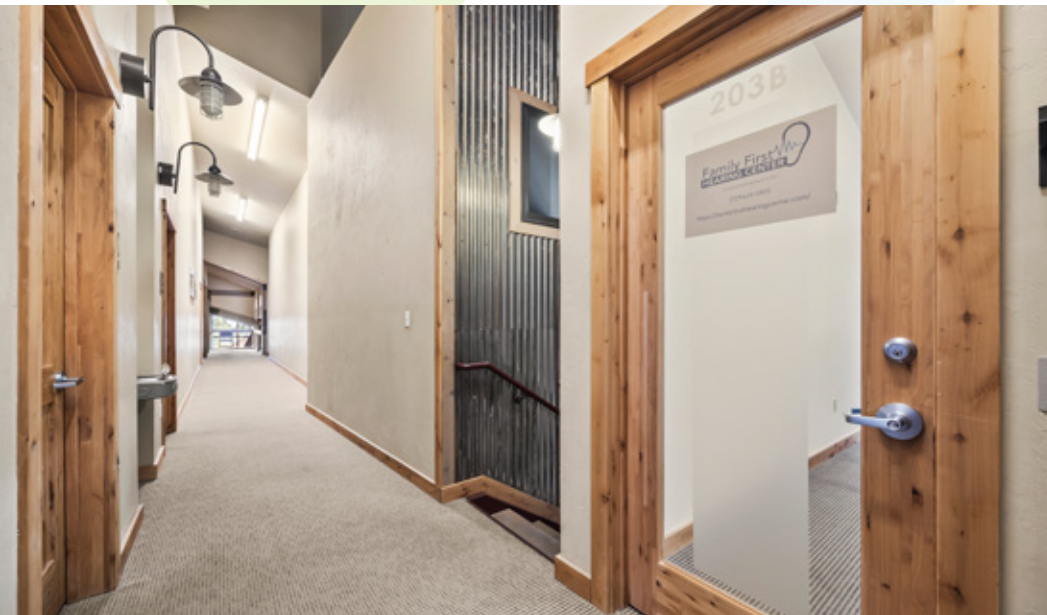
R0000839

Join established medical tenants in a well-maintained office complex. Property offers high visibility, beautiful location, and flexible office layout based upon tenants needs.

A shared kitchen area, bathrooms, and plenty of parking offers employees a comfortable work environment and patrons of your business a professional location to visit.

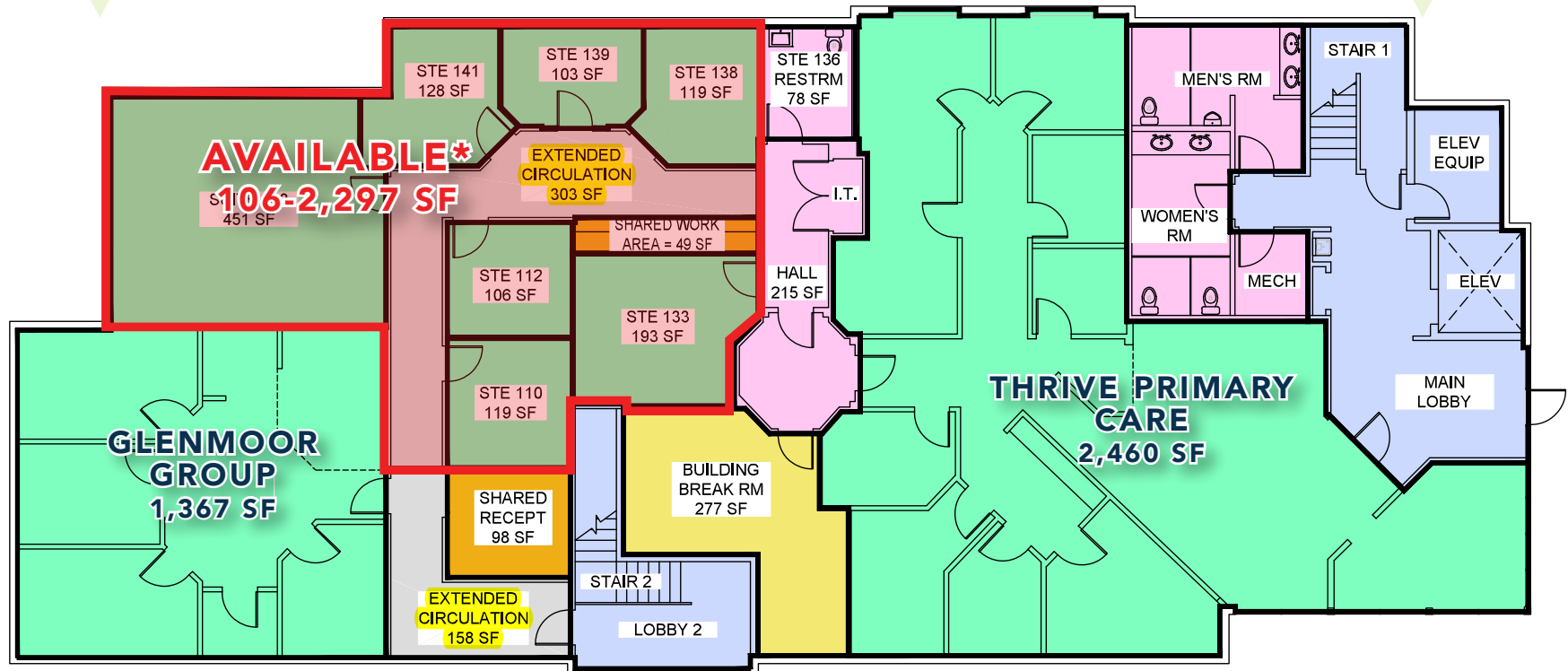


PROPERTY PHOTOS



FLOOR PLANS

FLOOR 1



***CAN BE LEASED OUT AS ONE USER OR AS INDIVIDUAL EXECUTIVE SUITES**

PROPERTY AERIAL



MARKET OVERVIEW

Why Choose Woodland Park?

Woodland Park, known as the “City Above the Clouds,” is a fast-growing mountain community in the Pikes Peak region, offering stunning scenery, a close-knit atmosphere, and convenient access to the amenities of Colorado Springs. Perched at an elevation of over 8,400 feet, the city provides a high quality of life with excellent schools, abundant outdoor recreation, and a charming downtown.

With a strong tourism draw, proximity to military installations, and growing residential base, Woodland Park offers a unique blend of small-town character and economic opportunity—making it an attractive location for both residents and businesses.

1M PEOPLE

Southern Colorado’s population is forecasted to reach approximately 1 million by 2040, making it one of the largest and most dynamic metro areas in the state.

GROWTH

Strong in-migration from both the Colorado Front Range and out-of-state buyers seeking mountain living.

BUSINESSES

564 businesses employing a total of 4,301 workers, averaging about 7.6 employees per business. The local unemployment rate is around 5.9%, with projected job growth over the next decade at around 49.8%, higher than the national average.

•— Strategic Location

Woodland Park is situated along Highway 24, just 18 miles northwest of Colorado Springs, providing quick access to I-25, the Colorado Front Range, and mountain destinations. Its location offers the perfect balance—close enough to major employment hubs while surrounded by national forests, trails, and open spaces.

•— Business Friendly

With breathtaking views of Pikes Peak, a business-supportive local government, and a growing customer base, Woodland Park is well-positioned for entrepreneurs and expanding companies. The city benefits from a steady influx of visitors year-round, tax incentives for certain developments, and streamlined permitting for business projects.

•— Major Employers

Woodland Park supports a diverse mix of employers in sectors such as Healthcare, Education, Retail, Hospitality, and Tourism. Teller County’s economy is bolstered by local medical centers, public schools, small manufacturing firms, outdoor recreation businesses, and a vibrant hospitality industry serving both residents and visitors.

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