

OFFICE SPACE FOR LEASE

# Woodmen Office Park

7250 Campus Dr., Colorado Springs, CO 80920



**OLIVE**  
REAL ESTATE GROUP, INC.

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## PROPERTY SUMMARY

**7250 Campus Dr** is a Class B+ office building located in Northeast Colorado Springs. Woodmen Office Park is conveniently located off of I-25, and has easy access to Woodmen Rd, one of Colorado Springs' main East-West arterial roads.

- Prominent I-25 Signage
- Easy access to I-25
- Fiber Optics Providers: Century Link, Legacy Level-3, and Zayo
- Ample Parking (351 Surface)
- 10-Foot Finished Ceilings
- New Roof (2023)
- New Chiller System (2023)
- R/U Factor under 10% for full floor
- Back-up generator for power potentially available





AVAILABLE SPACE FOR LEASE

AVAILABLE SPACE:	37,460 SF (Entire Floor)
LEASE RATE:	Contact Broker
BUILDING SIZE:	74,920 SF
LOT SIZE:	5.51 AC (240,000 SF)
STORIES:	Two (2)
YEAR BUILT/RENOVATED:	1998 / 2023
PARCEL NO.:	63080-04-044
ZONING:	PIP-1 (Planned Industrial Park)
TOTAL PARKING:	351 Spaces (4.70:1,000 SF)



AERIAL VIEW





7250 CAMPUS DR | FLOOR PLAN, SECOND FLOOR



CLICK OR SCAN  
FOR  
VIRTUAL TOUR













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