

OFFICE SPACE FOR LEASE

Woodmen Office Park

7250 Campus Dr., Colorado Springs, CO 80920



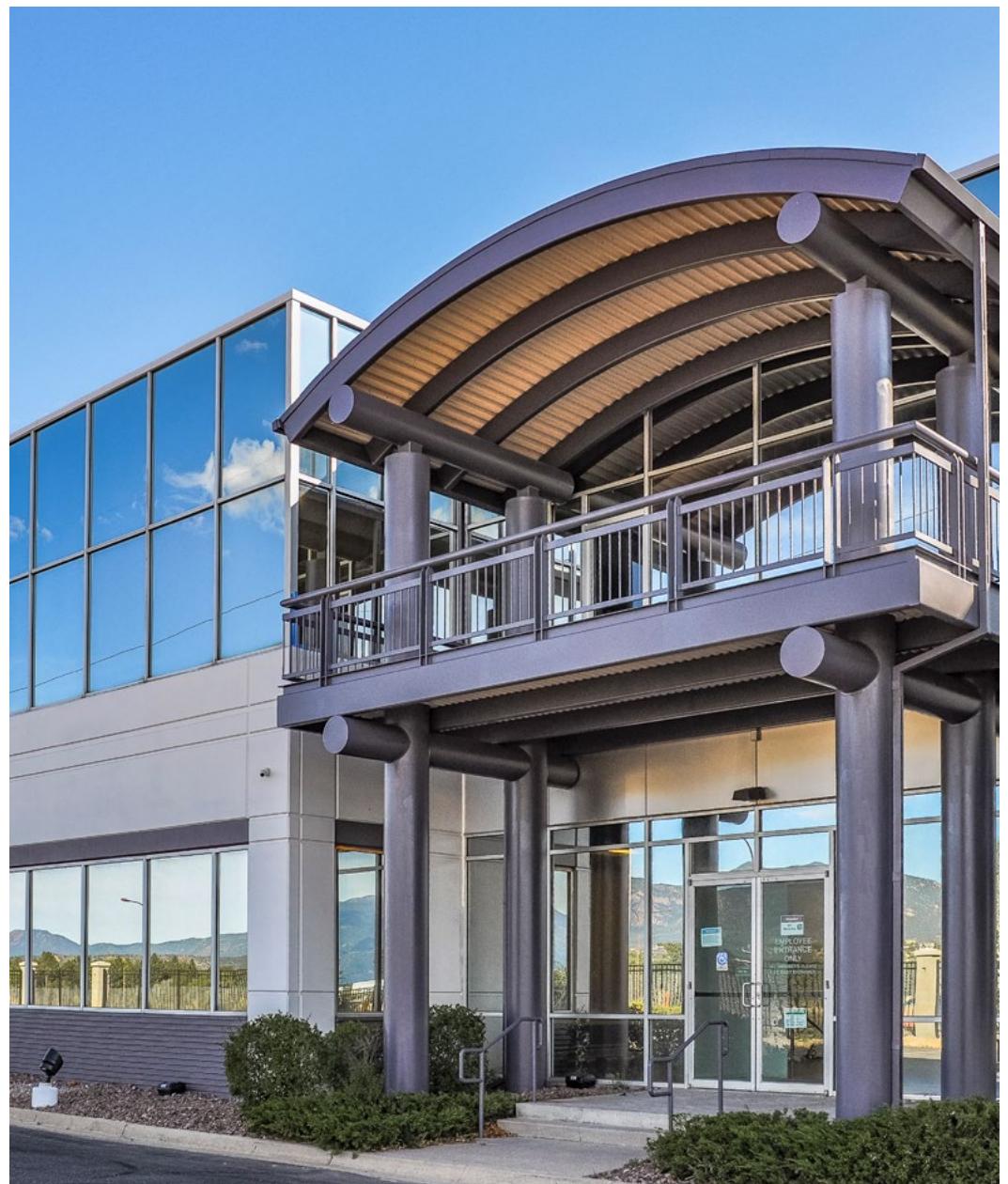
JIM DIBIASE | DIRECTOR
jimd@olivereg.com
C: 719-330-6008

ALEX DUMAS | DIRECTOR
adumas@olivereg.com
C: 719-659-1095

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)

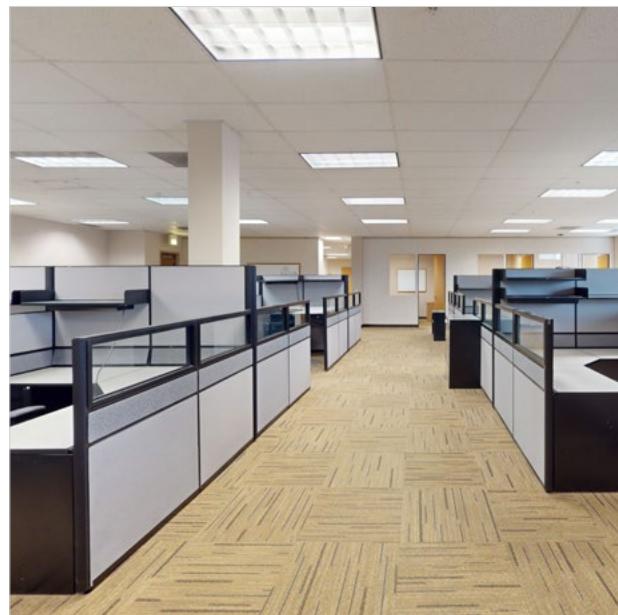


7250 CAMPUS DR | FLOOR PLAN, SECOND FLOOR



 Matterport™





WOODMEN OFFICE PARK

OFFICE SPACE FOR LEASE

7250 Campus Dr.
Colorado Springs, CO 80920

JIM DIBIASE | DIRECTOR

jimd@olivereg.com
719-330-6008

ALEX DUMAS | DIRECTOR

adumas@olivereg.com
719-659-1095

Olive Real Estate Group, Inc. Copyright 2024. 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.



OLIVE
REAL ESTATE GROUP, INC.