

# WOODMEN

## CORPORATE CENTER

7150 CAMPUS DRIVE  
COLORADO SPRINGS, CO



**WOODMEN CORPORATE CENTER** is a Class A office building with excellent I-25 visibility, monument signage and easy access to all parts of Colorado Springs. The building offers on-site secure storage, reserved covered parking spaces, a common conference center and workout facilities with locker rooms and showers.



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# WOODMEN

## CORPORATE CENTER

7150 CAMPUS DRIVE  
COLORADO SPRINGS, CO



50 min. to Denver Tech Center Δ

<10 min. to N. Academy Blvd.,  
home to 40+ restaurants ▷

7150 Campus Drive ★

8 min. to C. Springs Tech Center ▷

<10 min. to University Village  
and Garden of the Gods Road,  
home to 30+ restaurants ▷

15 min. to Downtown C. Springs ▽



### Space Available:

Suite 120 - 5,450 RSF

Suite 160 - 13,212 RSF  
(available in 30 days)

Suite 330 - 3,059 RSF  
(available 2/26)

**Lease Rate:** \$18.00/RSF, NNN

**Expenses:** \$10.51/RSF, NNN (est. 2025)

**TI Allowance:** Negotiable

**Building Size:** 107,034 RSF

### Parking:

4.1 per 1,000 rentable square feet  
(Includes 1 covered space per 1,250 RSF)



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