



PREMIUM OFFICE SPACE FOR LEASE

# VICTORY RIDGE

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



**Rob Rolley**

(719) 235-7499

Cowboycommercial@gmail.com

# PROPERTY SUMMARY

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



## DETAILS

LEASE RATE: \$28.00 SF + NNN (\$15.35 EST.)  
BUILDING SF: 15,804  
SPACE AVAILABLE: 175 - 1,440 RSF  
LOT SIZE: .51 ACRES  
ZONING: PUD

## AMENITIES

SPACIOUS PATIO  
GENEROUS COMMON AREA  
ELEVATOR  
KITCHEN & DINING SPACE  
PARKING: AMPLE SPACES

## 2ND FLOOR RENTAL AREA

SINGLE TENANT NORTH END SPACE 1,440 RSF  
OR  
SINGLE OFFICE OPTIONS STARTING AT 175 RSF

**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

**Rob Rolley**  
(719) 235-7499

Cowboycommercial@gmail.com

# PROPERTY HIGHLIGHTS

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908

## PROPERTY SUMMARY

*Victory Ridge offers unparalleled office spaces with amenities specifically designed to maximize comfort, flexibility and productivity during the workday. Take in the grandeur of the Rocky Mountains from the sweeping floor-to-ceiling windows on the second level floor. Enjoy the spacious conference and training rooms, generous common area and stunning patio overlooking the entire mountain range and the Air Force Academy. All of Colorado Springs hottest spots are just a breeze away.*

## LOCATION SUMMARY

THIS PRISTINE PROPERTY IS LOCATED IN THE THRIVING CENTER HUB OF THE NORTHGATE AREA OF COLORADO SPRINGS.

- PRISTINE VIEW OF THE ROCKY MOUNTAIN RANGE AND THE AIR FORCE ACADEMY
- NEARBY AMENITIES INCLUDE 40+ RESTAURANTS, NUMEROUS HOTELS, ICON THEATER, AND MANY PRESTIGIOUS HOUSING NEIGHBORHOODS AND APARTMENT COMMUNITIES.
- INTERSTATE I-25 ONLY 4 MINUTES AWAY
- 13.7 MILES TO DOWNTOWN COLORADO SPRINGS
- 50 MILES TO DENVER



**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

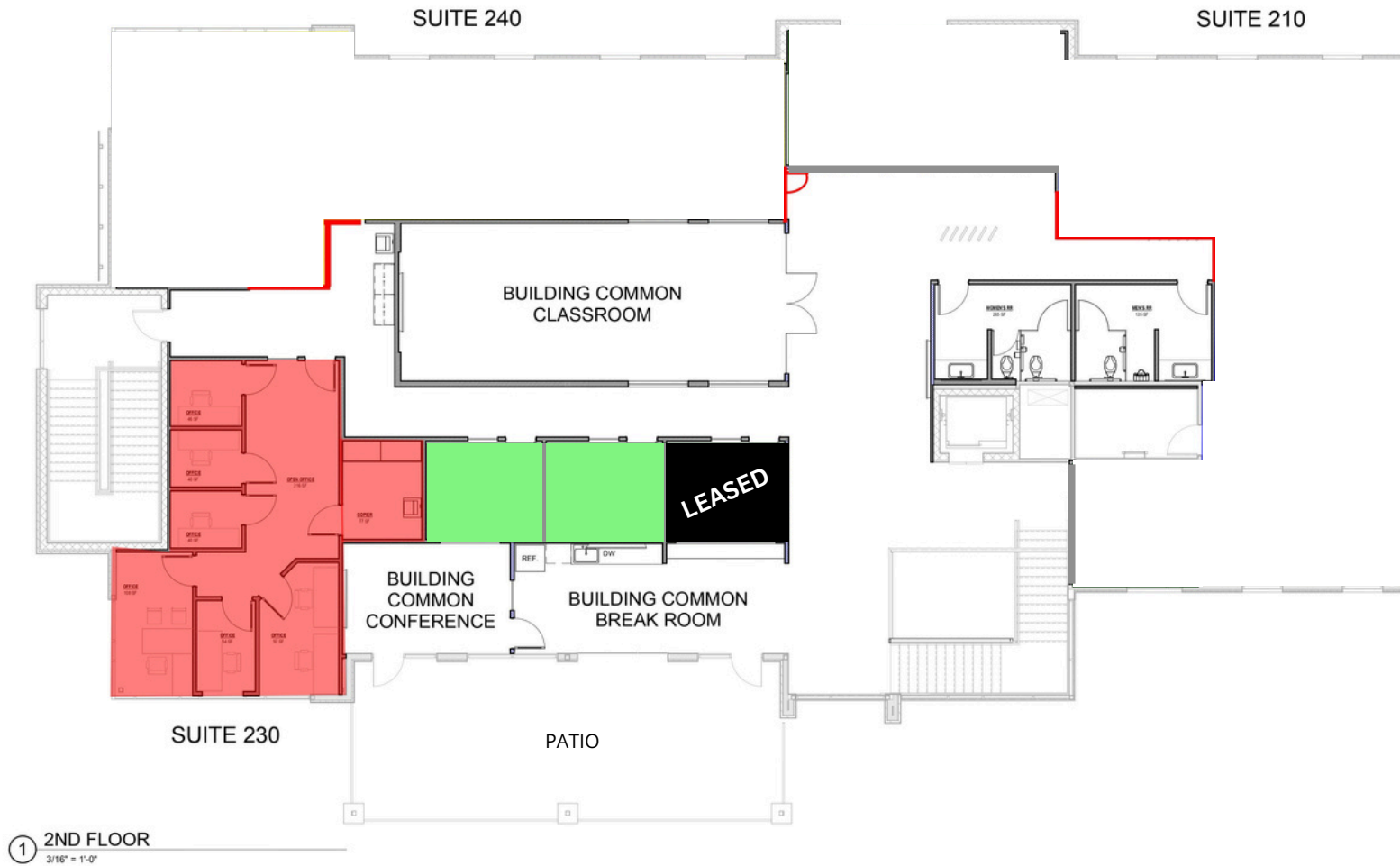
**Rob Rolley**  
(719) 235-7499

Cowboycommercial@gmail.com

# 2nd FLOOR LAYOUT

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908

**NORTH END RENTABLE SPACE**  
**TOTAL: 175 - 1,615 RSF**



**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

E/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

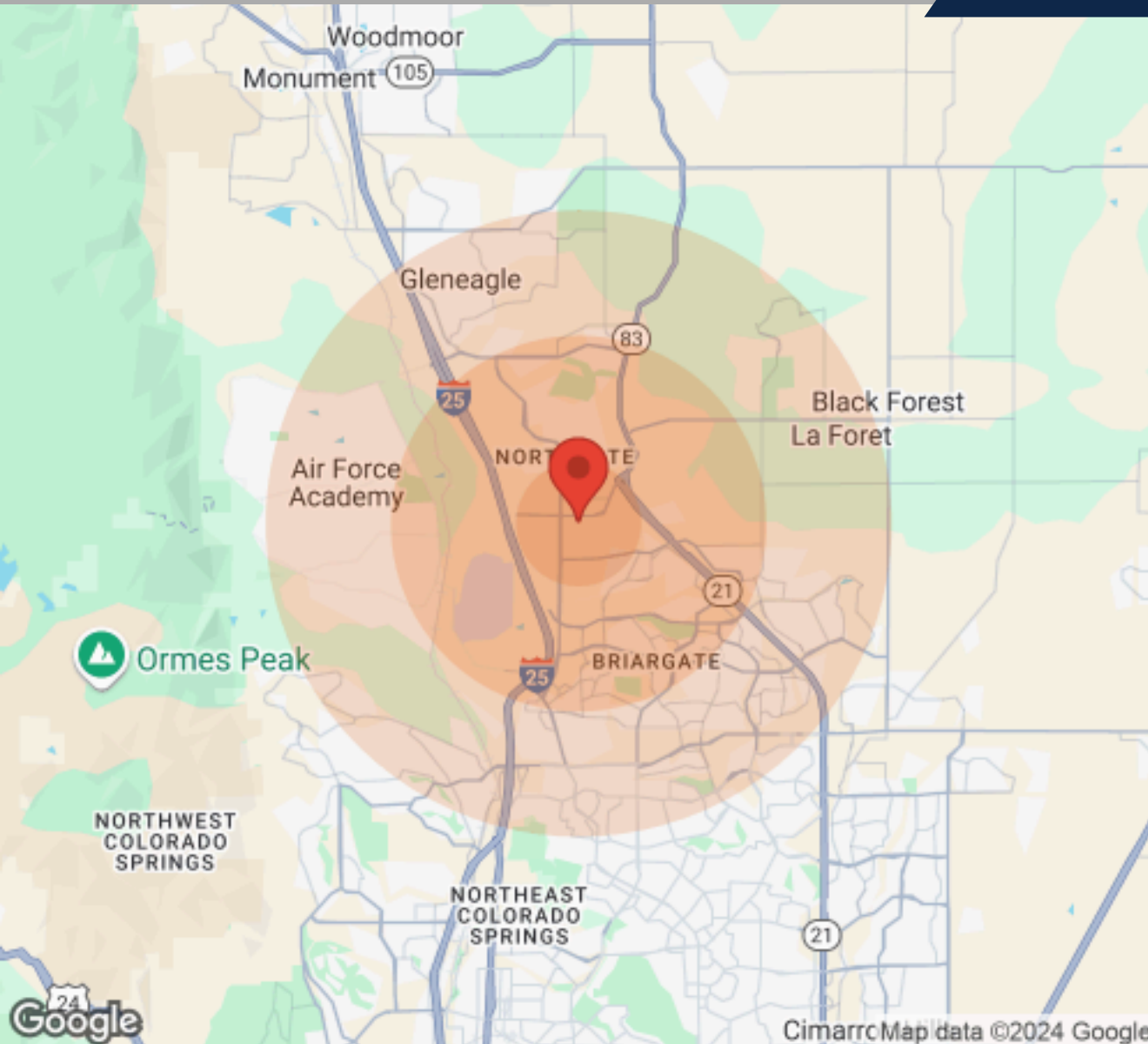
THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

**Rob Rolley**  
(719) 235-7499

Cowboycommercial@gmail.com

# DEMOGRAPHICS

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



Population	1 Mile	3 Miles	5 Miles
Male	884	15,327	47,047
Female	878	14,000	45,440
Total Population	1,742	29,327	92,487

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	358	6,584	20,185
Ages 15-24	302	4,895	14,876
Ages 25-54	617	10,707	34,121
Ages 55-64	256	3,833	11,845
Ages 65+	209	3,508	11,680

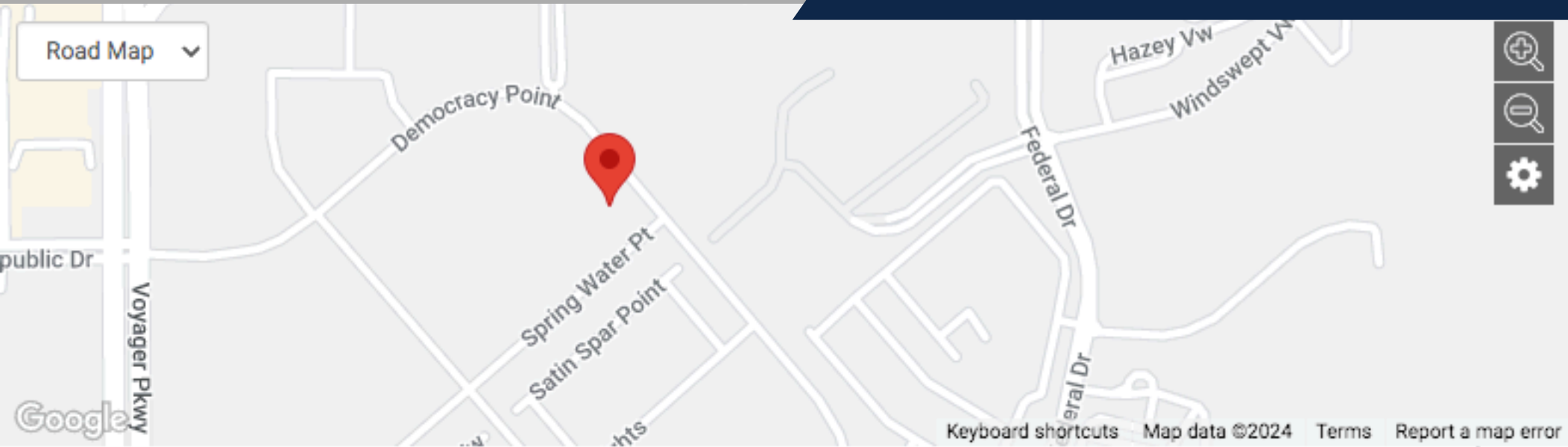
Race	1 Mile	3 Miles	5 Miles
White	1,613	28,512	83,850
Black	7	340	1,857
Am In/AK Nat	N/A	27	90
Hawaiian	N/A	N/A	15
Hispanic	94	1,842	6,744
Multi-Racial	148	2,776	9,542

Income	1 Mile	3 Miles	5 Miles
Median	\$156,342	\$91,220	\$72,057
< \$15,000	N/A	392	1,298
\$15,000-\$24,999	N/A	414	1,576
\$25,000-\$34,999	N/A	375	1,791
\$35,000-\$49,999	N/A	475	3,506
\$50,000-\$74,999	46	1,681	6,680
\$75,000-\$99,999	74	1,486	4,934
\$100,000-\$149,999	197	2,913	7,779
\$150,000-\$199,999	163	1,281	3,272
> \$200,000	76	959	2,240

Housing	1 Mile	3 Miles	5 Miles
Total Units	585	10,423	35,229
Occupied	580	9,984	33,444
Owner Occupied	517	7,188	23,936
Renter Occupied	49	2,796	9,508
Vacant	5	439	1,785

# LOCATION MAPS

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

**Rob Rolley**  
(719) 235-7499  
Cowboycommercial@gmail.com

# BUSINESS MAP

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

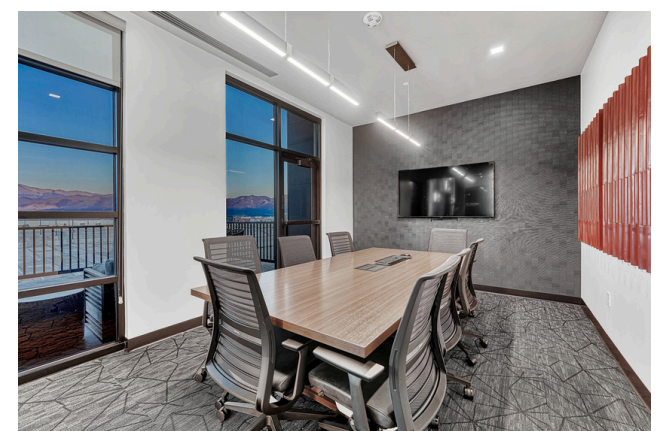
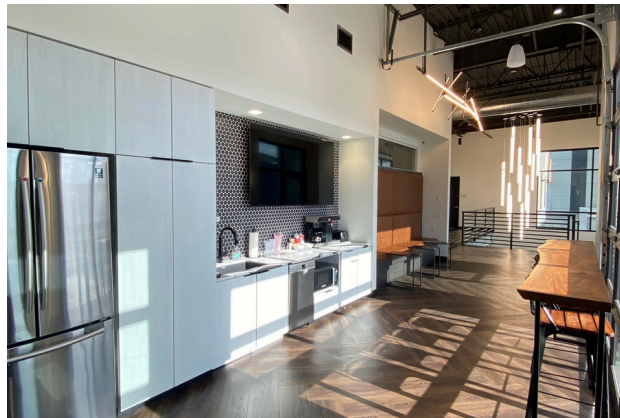
**Rob Rolley**

(719) 235-7499

Cowboycommercial@gmail.com

# INTERIOR SPACE

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

E/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

**Rob Rolley**  
(719) 235-7499

Cowboycommercial@gmail.com

# VIEW & PATIO

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



**RE/MAX**  
COMMERCIAL  
PROPERTIES, INC.

E/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
Colorado Springs, CO 80903

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

**Rob Rolley**  
(719) 235-7499

Cowboycommercial@gmail.com