

OFFICE SPACE FOR LEASE

THE OFFICES AT VICTORY RIDGE

BUILDING A - 1808 SPRING WATER PT. | BUILDING F - 10855 HIDDEN POOL HTS.
COLORADO SPRINGS, CO 80908



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PROPERTY INFORMATION

AVAILABLE SPACE FOR LEASE

THE VICTORY RIDGE DIFFERENCE:

- First Spec Class A Office Building in over 10 years (2019)
- Location, Location, Location - Views, Views, Views!
- State-of-the-Art New Construction - Turnkey Tenant Finish Packages
- Efficient Space Occupancy up to 25% more efficient than 2nd generation spaces
- Entertainment, Housing, Restaurant, Retail within walking distance

BUILDING A

1808 Spring Water Pt Floor 2 - 7,799 RSF (\$26-\$28 / SF NNN)*

BUILDING F

10855 Hidden Pool Hts
 Floor 2 - 3,881 RSF (\$26-\$28 / SF NNN)
 Floor 2 - 17,251 RSF (\$26-\$28 / SF NNN)
 Floor 3 - 3,520 RSF (\$26-\$28 / SF NNN)*
 Floor 3 - 6,446 RSF (\$26-\$28 / SF NNN)
 Floor 4 - 27,202 RSF (\$28-\$30 / SF NNN)*

*Space may be divided into smaller suites.

LEASE RATE:

Starting at \$26 to \$28 PSF, NNN for 2nd & 3rd floors;
 \$28 to 30 for 4th floor (subject to Lease Term and Tenant Improvements)

EXPENSES (2023 EST):

\$12.80 PRSF

TENANT IMPROVEMENTS:

Negotiable; Landlord is offering generous
 Tenant Finish Packages which can turnkey tenants space

RU FACTOR:

18%

ELECTRICAL:

The 2nd, 3rd & 4th floors have the following electrical:
 (4) (400) amp, 120/208V sub-panel(s), (2) (400) amp,
 277/480 V sub-panel(s) and (2) transformers.

COMMUNICATIONS:

Gigabit Fiber Optic access is provided for each space. Building is WIFI Ready

LIFE SAFETY:

Security cameras, key card access, 3 high speed elevator cabs

HVAC:

Heating and air conditioning will be provided by a sophisticated state of the art VAV system
 (Also includes automated digital controls system)

FINISHED CEILING HEIGHTS:

Tenant areas are typically 10 feet+, but vary by space. Bldg. F,
 1st floor retail space storefront is 12'0" in height, 2nd, 3rd and
 4th floor storefront is 10'0" in height, Bldg. A 1st floor retail
 space storefront is 12'0" in height and the 2nd floor storefront
 is 9'7" in height

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LIGHTING:

Deep cell parabolic fluorescent lighting system with electric ballasts, 6", LED, recessed can/down-light(s) in all common areas along with 4" linear lighting in the main lobby entrance, Bldg. F.

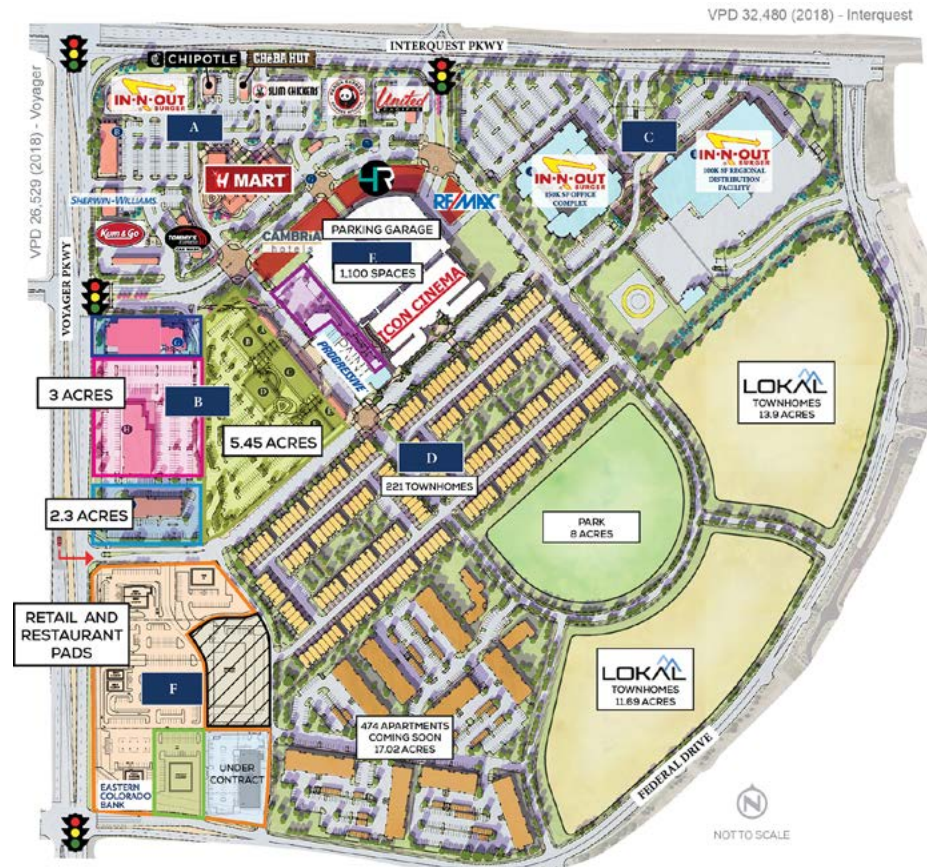
SIGNAGE:

Directory signage is available to each Tenant and building signage is possible for a Full floor use

PARKING:

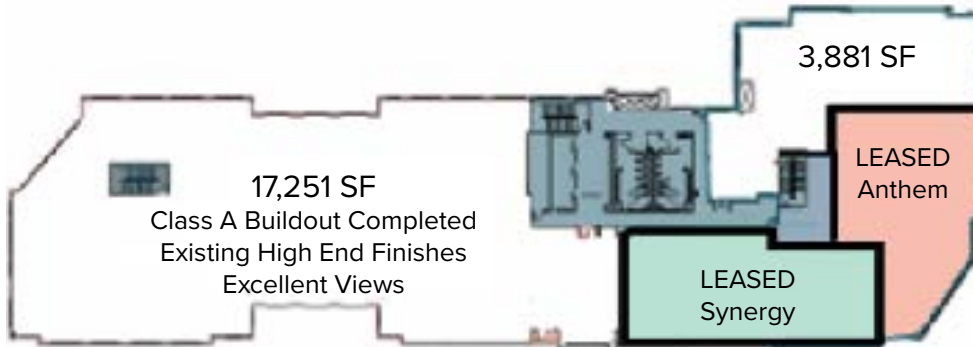
1,100 public parking spaces on site, immediately adjacent to the building on a first come first serve basis. Half of the parking spaces are covered. Additionally, there are (72) parking stalls along with (3) handicap parking stalls located in the parking garage in the basement of the building for building tenants use at a monthly charge

AREA PLAN:

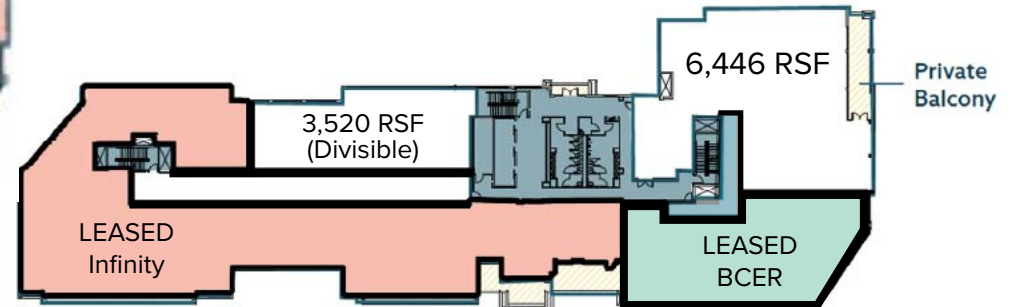


SITE PLANS

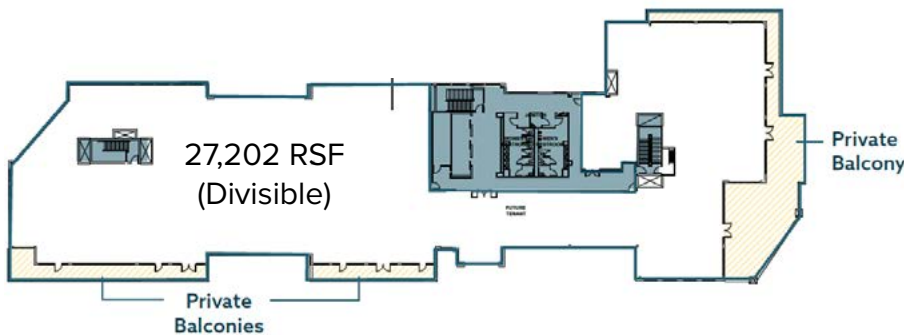
Total Available Space: 66,099 SF



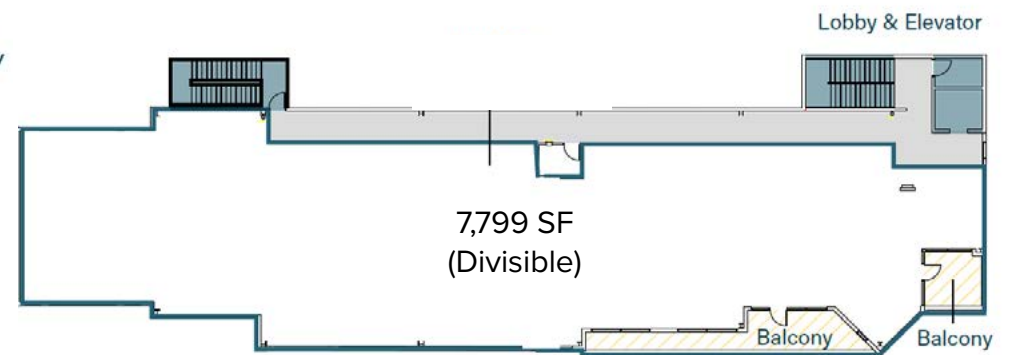
BUILDING F
Second Floor
21,132 RSF Available



BUILDING F
Third Floor
9,966 RSF Available



BUILDING F
Fourth Floor
27,202 RSF Available



BUILDING A
Second Floor
7,799 RSF Available

