

# CORPORATE RIDGE

COLORADO SPRINGS, CO



BASE RATES FROM

**\$11.00/FT**

2025 NNN ESTIMATE

**\$5.75/FT**

CONTIGUOUS VACANCIES

**8,000 SF**

to

**60,000 SF**

## PROXIMITY

- » Direct Access to I-25 via Garden of the Gods Road
- » Walk/Bike to Garden of the Gods & Ute Valley Park
- » 25 minutes from COS Airport & Peterson AFB
- » 10 minutes from Downtown

## AFFORDABILITY

- » Aggressive Lease rates among the best-priced in the city
- » Generous TI Packages available
- » NNN Rates among the lowest in the region

## FLEXIBILITY

- » Available office/flex spaces from 8,000 to 30,000+ SF
- » Common break areas
- » On-Site Fitness Center available
- » Common training room seats 250
- » Common shipping/receiving warehouse and yard available
- » Conditioned and secure basement storage available



WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

**WESTON THOMAS // COLIN THOMAS**

719.355.9097

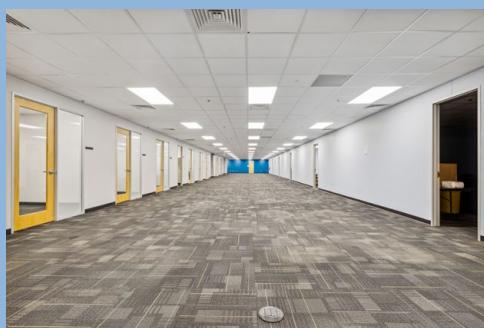
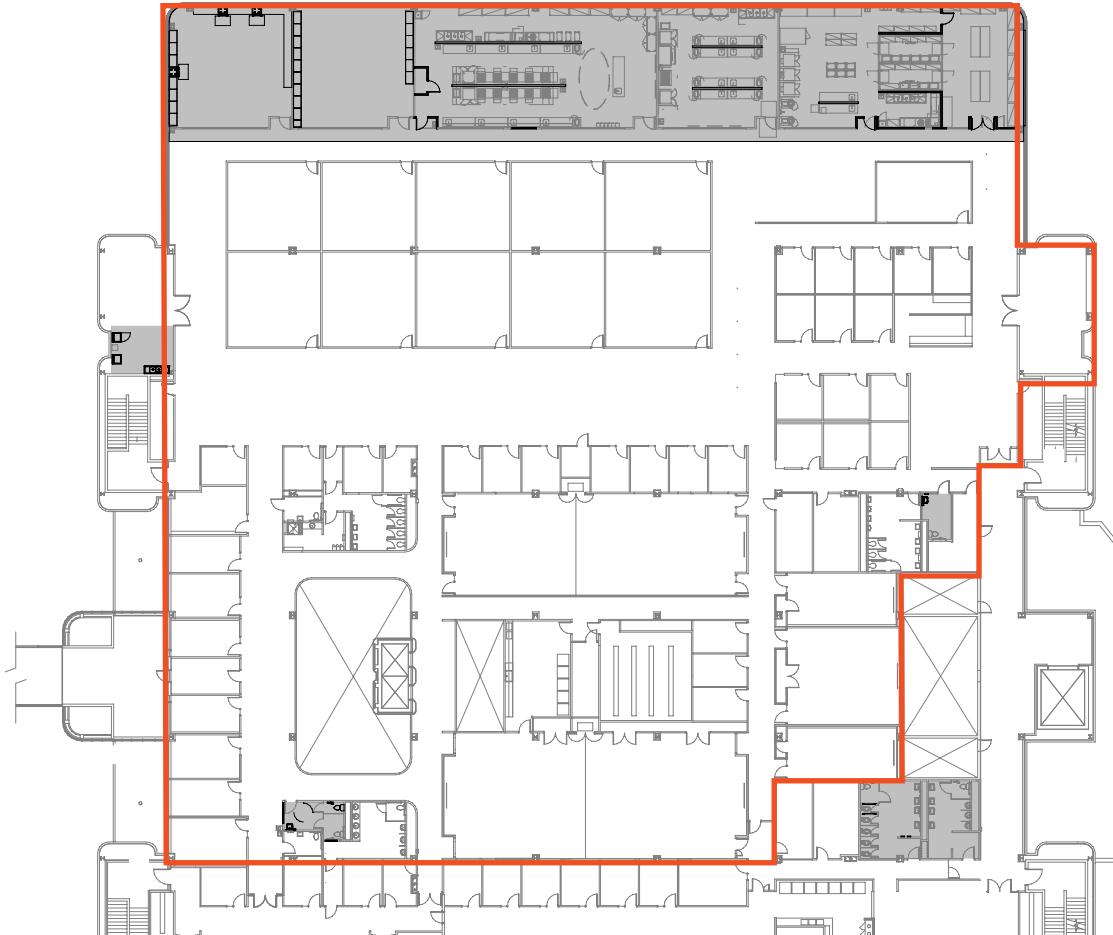
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COLORADO SPRINGS, CO



- » 1st Floor shell space available: 34,000
- » On-Building Signage available
- » Shipping/receiving w/ fenced yard available

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