



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



SCAN QR TO VIEW OUR
PROPERTY VIDEO



**VICTORY
RIDGE**

OFFICE SPACE FOR LEASE

New Construction Class A Office with
Unbeatable Mountain Views at Interquest
Entertainment, Housing, Restaurants & Retail within walking distance

UNDER NEW OWNERSHIP!

10855 HIDDEN POOL HTS. | 1808 SPRING WATER PT.
COLORADO SPRINGS, CO 80908



VICTORY RIDGE

UNDER NEW OWNERSHIP!



10855 HIDDEN POOL HTS. | 1808 SPRING WATER PT.
COLORADO SPRINGS, CO 80908



BUILDING SIZE

10855 Hidden Pool Hts
Building F: 109,059 RSF

1808 Spring Water Pt
Building A: 15,016 RSF



YEAR BUILT

2019



COMMUNICATIONS

Gigabit Fiber Optics



PARKING

1,100 public parking spaces | 50% covered
Limited tenant parking available on basement level



SIGNAGE

Directory and Building Signage Available



OFFICE LEASE RATE

Starting at \$24.00 per RSF NNN

RETAIL LEASE RATE

\$32-35.00 per RSF NNN



OPERATING EXPENSES

\$12.80 per RSF (2025 Est.)

AVAILABLE SPACE

Building F (Office)

10855 Hidden Pool Hts

Suite 200: 17,722 RSF

Suite 280: 3,881 RSF

Suite 320A: 1,416 RSF

Suite 380: 6,446 RSF

Suite 400: 23,677 RSF

Building F (Retail)

10855 Hidden Pool Hts

Suite 150: 2,988-10,106 RSF

Building A (Office)

1808 Spring Water Pt

Suite 200: 7,799 RSF

AREA DEMOGRAPHICS



2024 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,125	14,040	44,540



2024 POPULATION

1 MILE	3 MILES	5 MILES
3,008	38,295	123,361



AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$157,051	\$147,457	\$132,252



INTERQUEST TRADE AREA

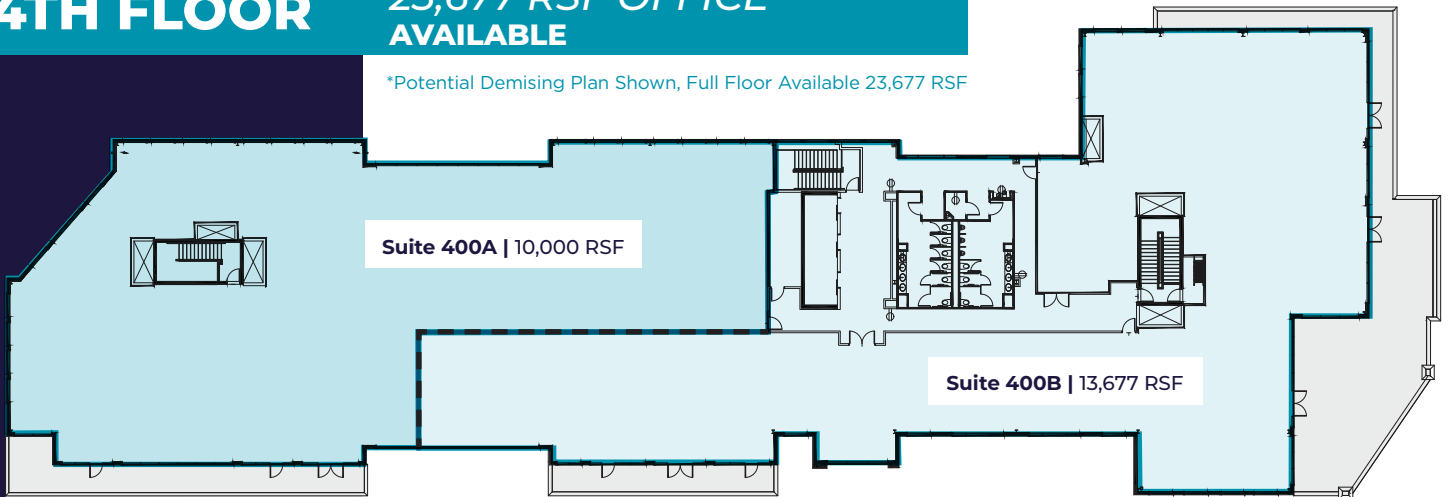


Building F: 10855 Hidden Pool Hts

4TH FLOOR

**23,677 RSF OFFICE
AVAILABLE**

*Potential Demising Plan Shown, Full Floor Available 23,677 RSF



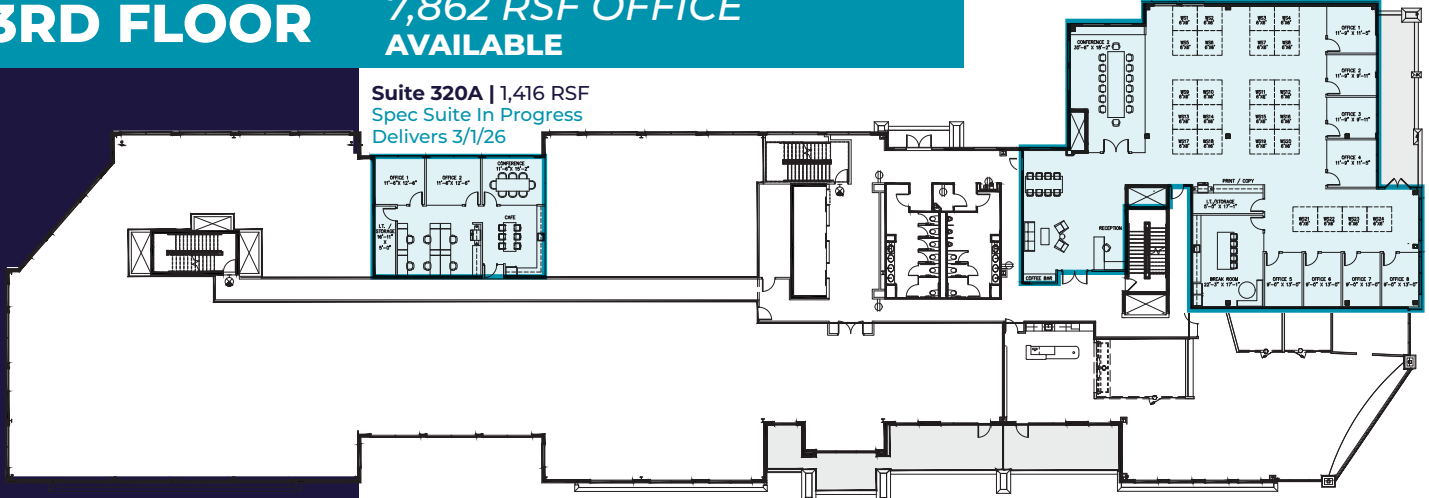
Building F: 10855 Hidden Pool Hts

3RD FLOOR

**7,862 RSF OFFICE
AVAILABLE**

Suite 320A | 1,416 RSF
Spec Suite In Progress
Delivers 3/1/26

Suite 380 | 6,446 RSF
Potential Space Plan

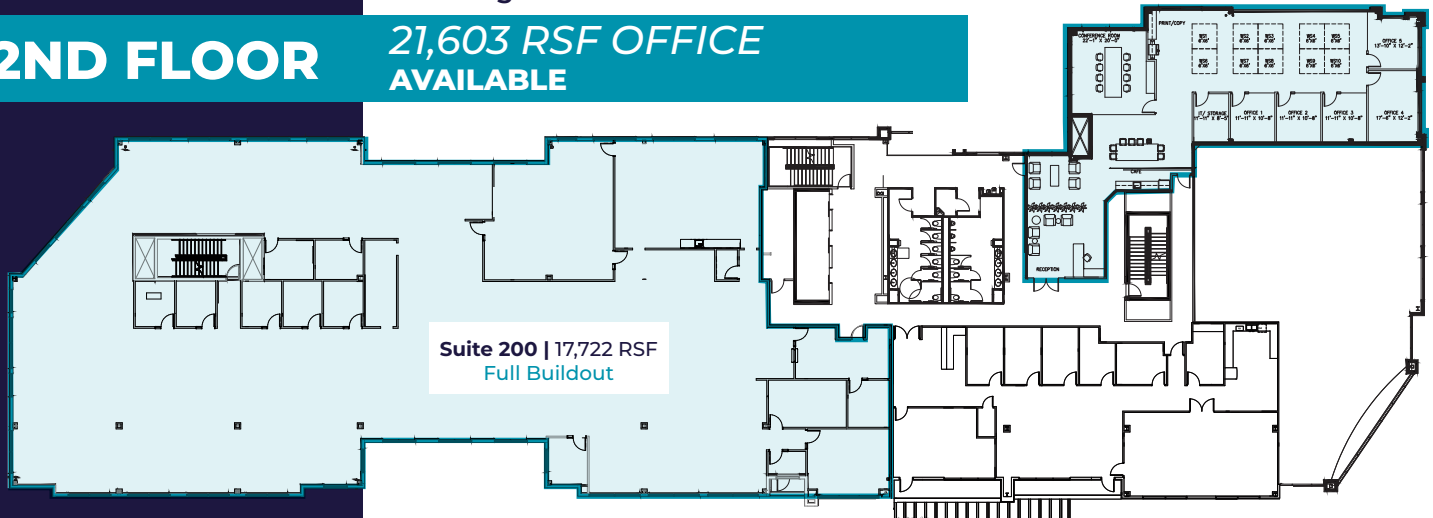


Building F: 10855 Hidden Pool Hts

2ND FLOOR

**21,603 RSF OFFICE
AVAILABLE**

Suite 280 | 3,881 RSF

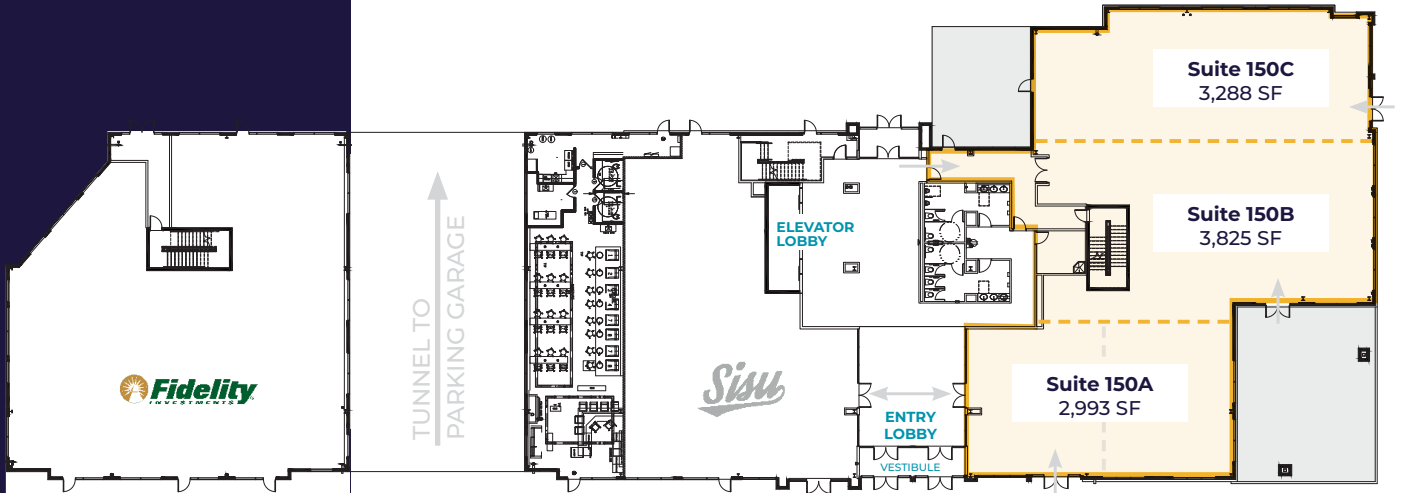




Building F: 10855 Hidden Pool Hts

1ST FLOOR

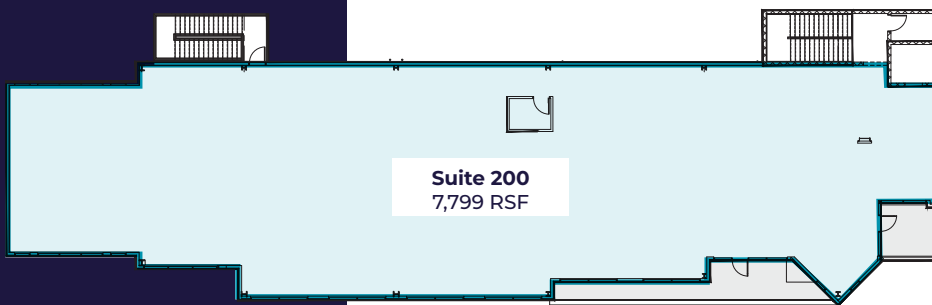
10,106 RSF RETAIL
AVAILABLE



Building A: 1808 Spring Water Pt

2ND FLOOR

7,799 RSF OFFICE
AVAILABLE



Suite 200
7,799 RSF



DRIVE TIMES



**Denver
Tech Center**
40 Minutes



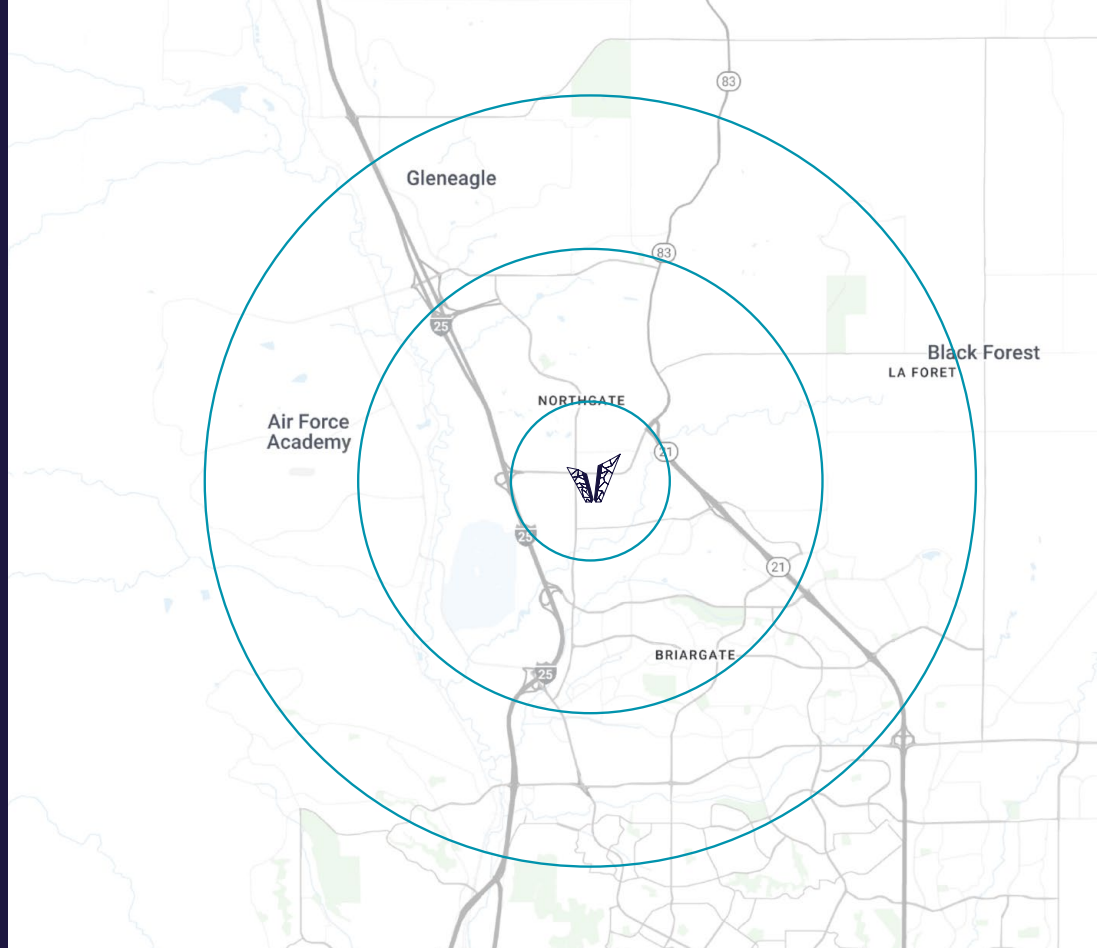
**Memorial Hospital
North**
7 Minutes



**COS Airport
Peterson AFB**
30 Minutes



**Downtown
Colorado Springs**
15 Minutes



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

GRANT SEANOR

Director

+1 719 418 4071

gseanor@coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

