

ONE COMMERCE CENTER

7222 Commerce Center Drive · Colorado Springs, CO



ONE COMMERCE CENTER is a Class A office building in a campus-like setting. Walk-out access on both levels, easy access to I-25 via Woodmen Road and ample nearby restaurants and services make One Commerce Center the ideal location. The building provides flexible spaces with contemporary finishes and efficient layouts. The exercise/workout facility, complete with lockers and showers, is augmented by adjacent bike/hiking trails.



Brian Wagner | 719-310-6020 | brian@sierracos.com
Mark O'Donnell | 719-660-1479 | mark@sierracos.com



ONE COMMERCE CENTER

7222 Commerce Center Drive • Colorado Springs, CO



Location I-25 & Woodmen Rd

Building Size 83,160 SF

Floors Two

Availability

Suite 130	2,688 RSF
Suite 185	2,519 RSF
Suite 200A	1,374 RSF
Suite 200B	1,977 RSF
Suite 243	2,474 RSF

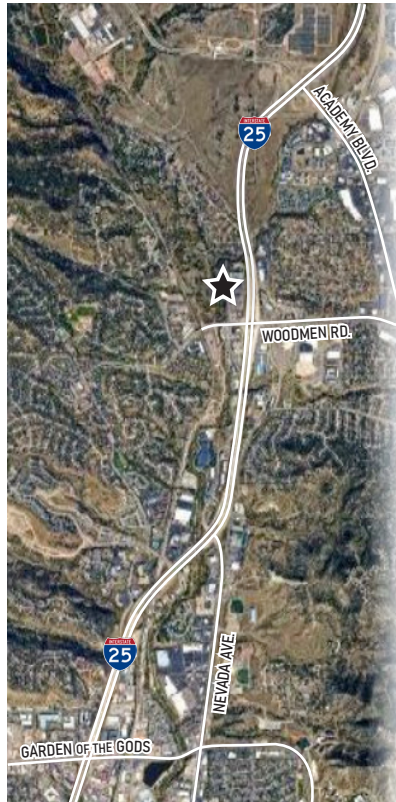
Lease Rate \$17.00/RSF, NNN

Expenses \$12.50/RSF (2026 estimate)

Parking Ratio 3.5/1,000

Security Access Kisi Access Control

Year Built 1984, Renovated in 2018



△ 50 min. to Denver Tech Center

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

★ 7222 Commerce Center Drive

◁ 6 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



Brian Wagner | 719-310-6020 | brian@sierracos.com

Mark O'Donnell | 719-660-1479 | mark@sierracos.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

