

7450 CAMPUS DRIVE



CLASS A OFFICE BUILDING FOR LEASE OR SALE

Purchase the
Entire Building
or Full Floor

**WOODMEN OFFICE CAMPUS II
7450 CAMPUS DRIVE
COLORADO SPRINGS, CO 80920**

PROPERTY HIGHLIGHTS

- Great for owner/user or investment
- Building may be sold all together or as full-floor condos
- Class A finishes
- Brand new beautiful modern exterior & interior updates
- Great visibility from I-25
- Central location with easy access to major highways
- Benefit from proximity to a wide variety of amenities, shopping & restaurants

CLICK LINK FOR VIRTUAL TOUR

GLA	78,778 SF
LAND	6.27 AC
BUILT	1996
ZONING	PIP-1/CR CU
PARKING	5/1,000
FOR LEASE	4,000 – 9,237 SF
LEASE RATE	\$16.00 PSF, NNN
EXPENSES	\$7.72 PSF
FOR SALE	39,389 – 78,778 SF
SALE PRICE	Call Broker

RUSSELL STROUD, CCIM | 719.228.3619

Senior Broker, Office & Investment rstroud@quantumcommercial.com

TAYLOR STAMP | 719.228.3623

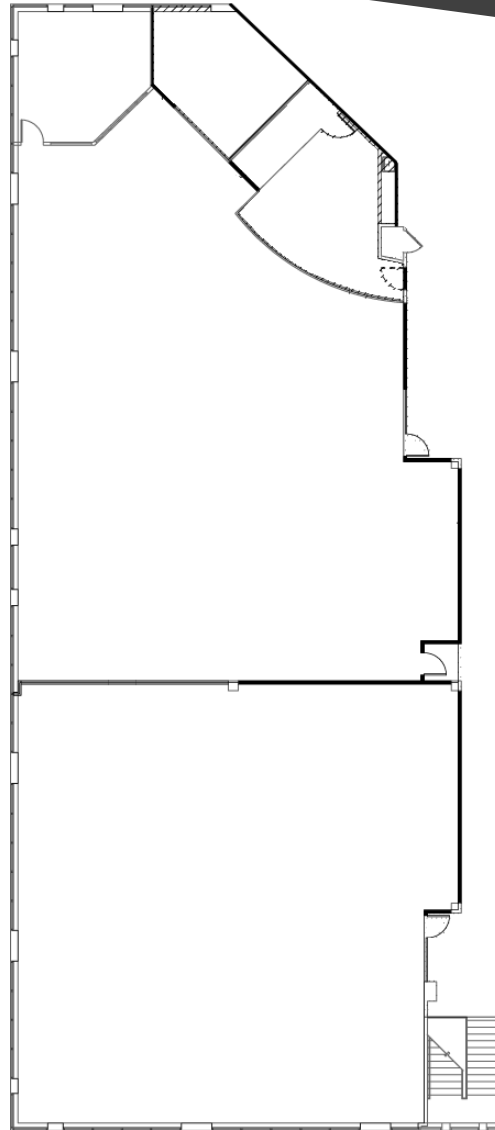
Broker Associate tstamp@quantumcommercial.com



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AVAILABLE SPACE (2ND FLOOR)
4,000 – 9,237 SF



MOUNTAIN VIEWS



CLASS A FINISHES





FAIRFIELD INN
Marriott

Holiday Inn EXPRESS

WINGATE
BY WYNDHAM

EMBASSY SUITES
HOTELS®

Best Western PLUS

E



VIEWHOUSE
EATERY, BAR & ROOFTOP
COLORADO SPRINGS

OUTBACK
STEAKHOUSE

Tilted KILT
PUB & EATERY

The Margerita at Pine Creek

OLD CHICAGO
PIZZA & TAPROOM
EST. 1976



Ent  **SITE**

TO DOWNTOWN
COLORADO SPRINGS

TO DENVER 

E WOODMEN RD

N ACADEMY BLVD



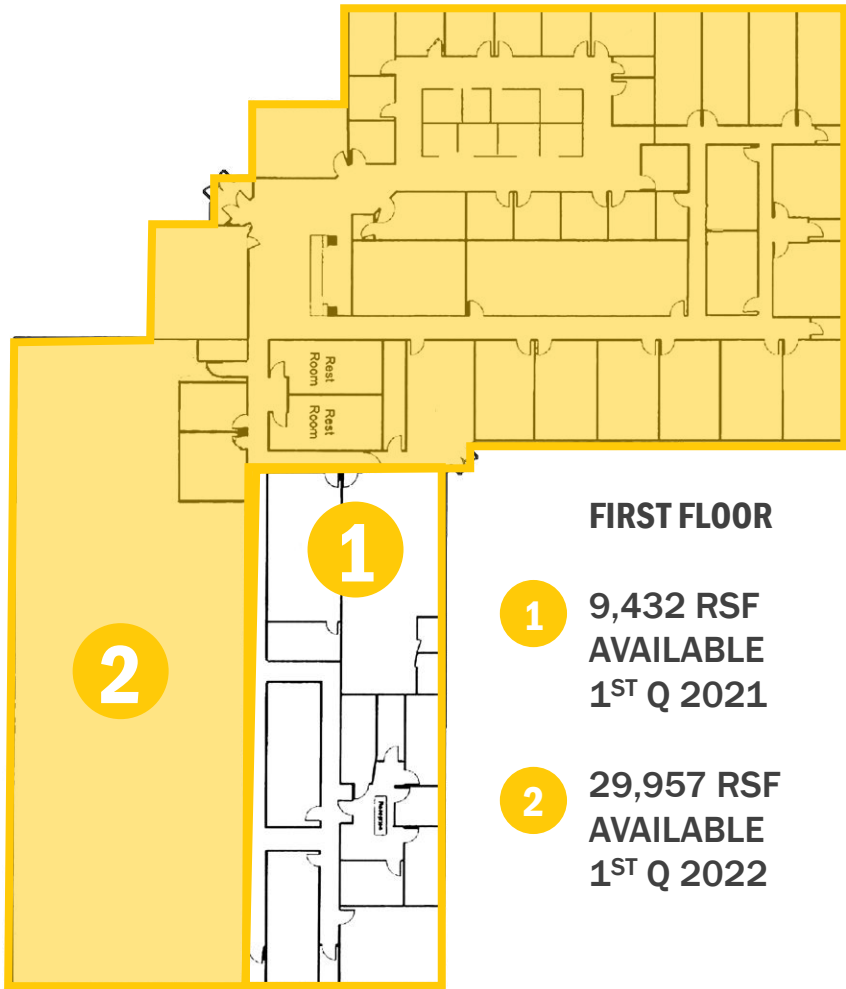
SHOPPING



CHAPEL HILLS MALL

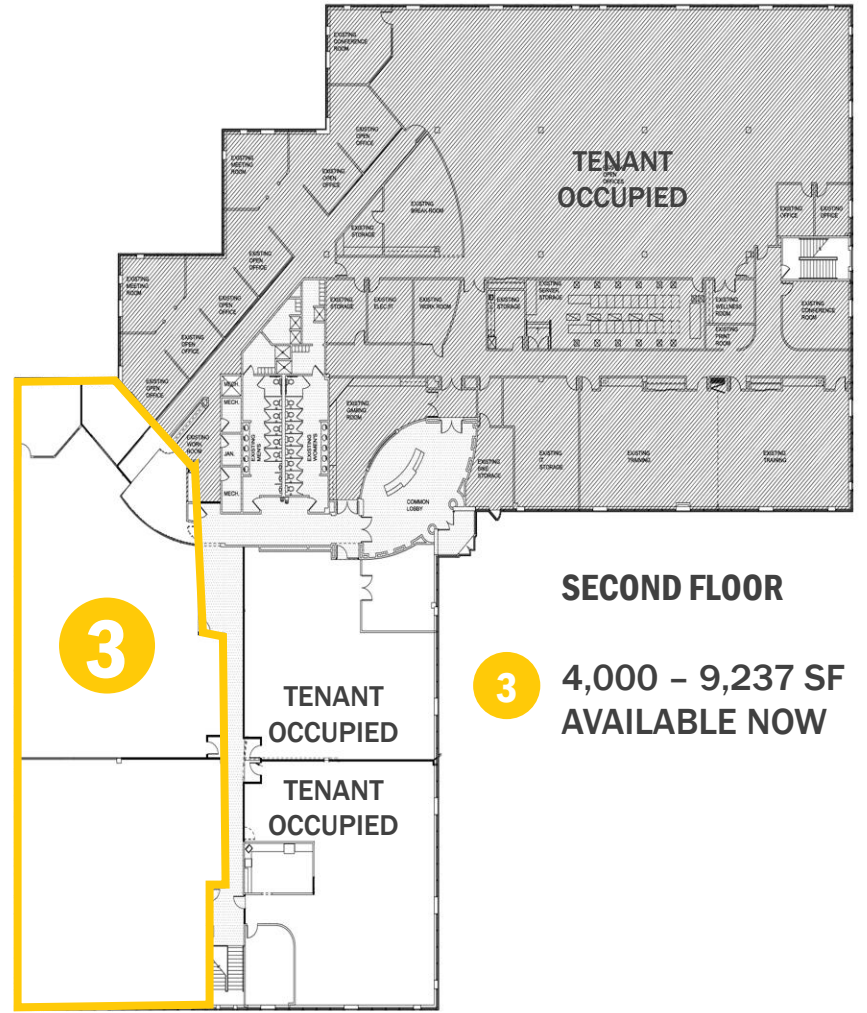


SITE PLANS



FIRST FLOOR

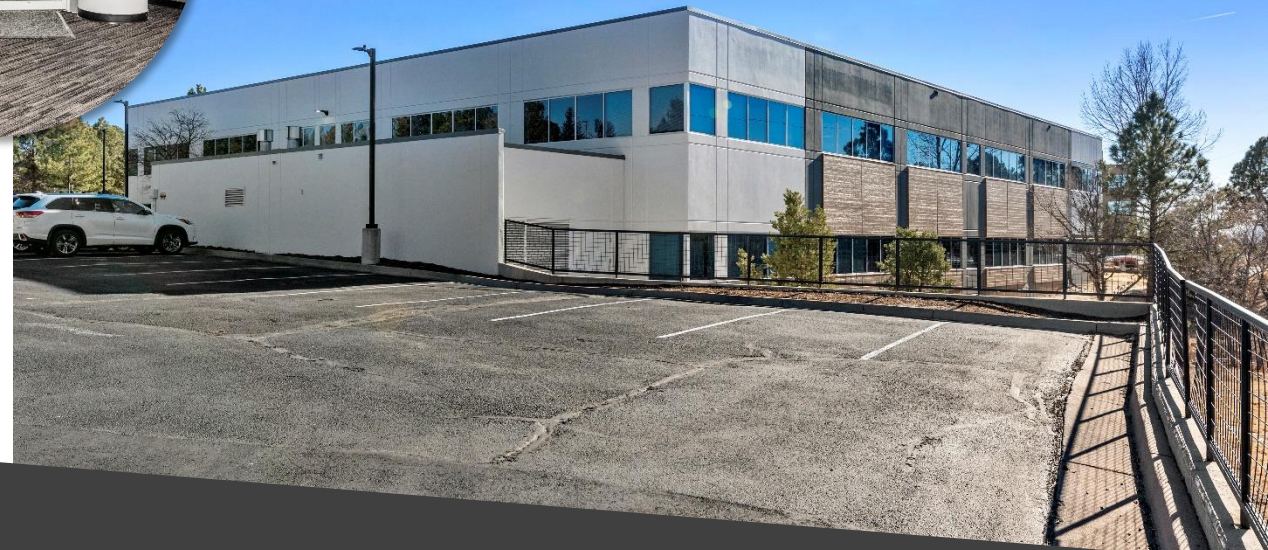
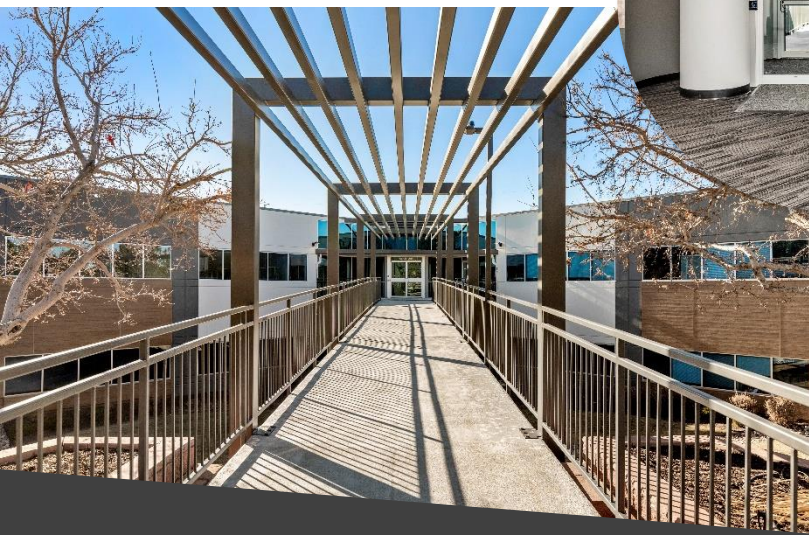
- 1** 9,432 RSF AVAILABLE 1ST Q 2021
- 2** 29,957 RSF AVAILABLE 1ST Q 2022



SECOND FLOOR

- 3** 4,000 - 9,237 SF AVAILABLE NOW

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QUANTUM COMMERCIAL GROUP, INC COMMERCIAL REAL ESTATE SOLUTIONS

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