



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

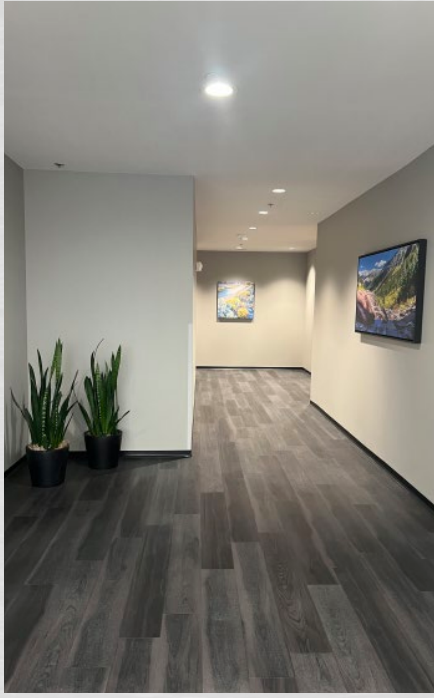
CHAPEL HILLS ATRIUM

1125 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920





- NEW LED LIGHTING
- NEW LANDSCAPING
- NEW RESTROOMS
- NEW MONUMENT SIGN IMPROVEMENTS
- NEW HVAC SYSTEMS
- UNIQUE 3-STORY ATRIUM LOBBY



76,846 SF OF UNIQUE OFFICE SPACE

BUILDING SIZE:	76,846 RSF
AVAILABLE SPACE:	SUITE 115: 2,689 RSF SUITE 150: 5,546 RSF SUITE 221: 2,814 RSF (PENDING) SUITE 225: 7,819 RSF SUITE 321: 4,985 RSF SUITE 360: 2,710 RSF (SPEC SUITE)
LEASE RATE:	FROM \$18.00 PER RSF NNN
EXPENSES:	\$11.23 PER RSF (2024 EST.)
TENANT IMPROVEMENTS:	NEGOTIABLE
PARKING:	4 SPACES PER 1,000 RSF POTENTIAL FOR 6/1,000
NUMBER OF STORIES:	3
YEAR CONSTRUCTED:	1985/2023
INTERNET/FIBER:	COMCAST/XFINITY & CENTURY LINK

EASY ACCESS TO I-25

CLASS A OFFICE SPACE

SURROUNDED BY MULTIPLE RESTAURANTS & RETAIL SHOPS

HIGHWAY VISIBILITY

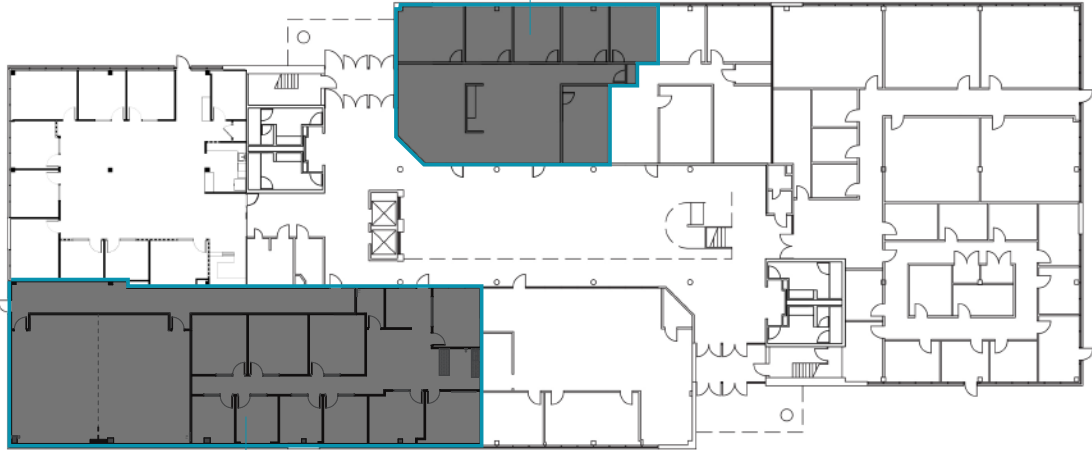
SPEC SUITES AVAILABLE WITH HIGH-QUALITY FINISHES

1ST FLOOR



DOWNLOAD
SUITE 115

SUITE 115
AVAILABLE
2,689 RSF



DOWNLOAD
SUITE 150

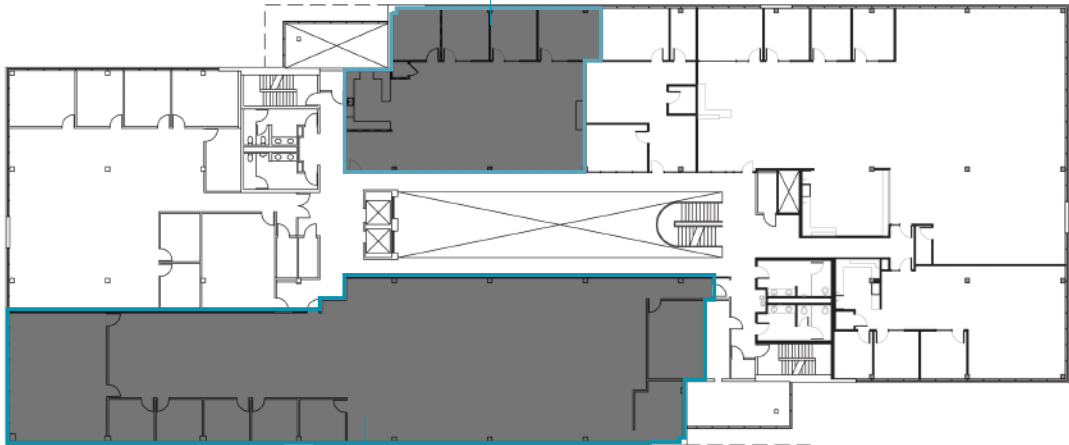
SUITE 150
AVAILABLE
5,546 RSF

2ND FLOOR



DOWNLOAD
SUITE 221

SUITE 221
AVAILABLE
2,814 RSF



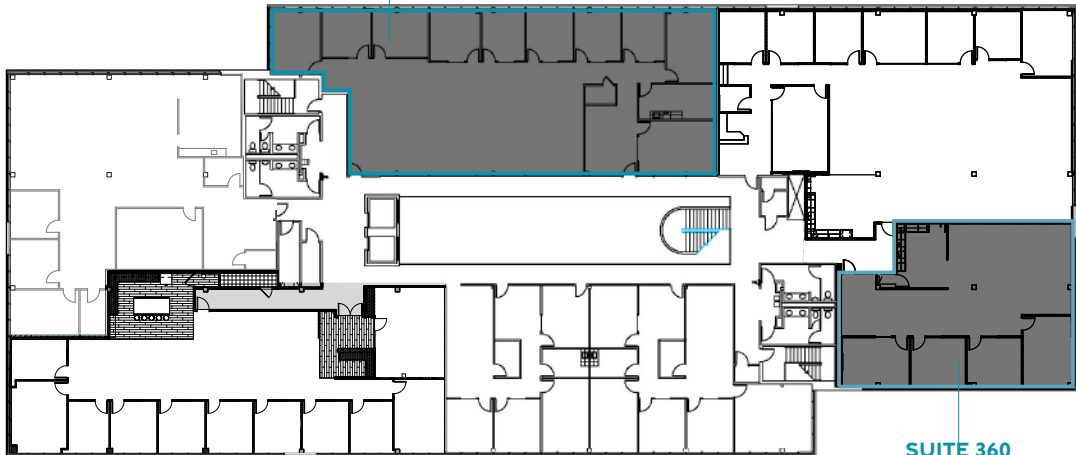
SUITE 225
AVAILABLE
7,819 RSF

3RD FLOOR



DOWNLOAD
SPEC SUITE 360

SUITE 321
AVAILABLE
4,985 RSF



SUITE 360
AVAILABLE
2,710 RSF



U.S. AIR FORCE
ACADEMY

INTERSTATE
25

CHAPEL
HILLS
ATRIUM

KELLY JOHNSON BLVD

ACADEMY BLVD

COSCOMMERCIAL.COM

NEARBY AMENITIES

EAT

CHICK-FIL-A
SALTGRASS STEAK HOUSE
RAISING CANE'S
TEDS MONTANA
BIACCI'S
LAZY DOG RESTAURANT & BAR

SHOP

THE PROMENADE SHOPS AT BRIARCATE
CHAPEL HILLS MALL
APPLE
WHOLE FOODS
NORDSTROM RACK
LULULEMON

REST

BAYMONT BY WINDHAM
LA QUINTA INN & SUITES
HILTON GARDEN INN

& MORE!



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