



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 (2026 Est.)

## AVAILABLE SPACE

### Building F (Office)

10855 Hidden Pool Hts

Suite 200: 17,722 RSF

Suite 280: 4,285 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

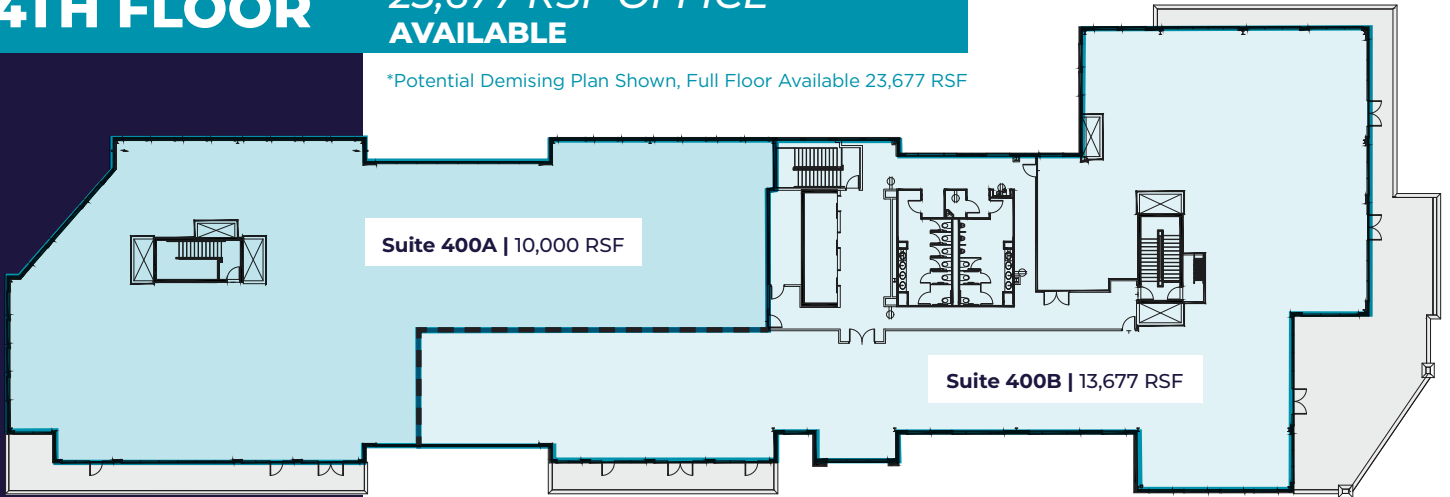


Building F: 10855 Hidden Pool Hts

**4TH FLOOR**

**23,677 RSF OFFICE  
AVAILABLE**

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

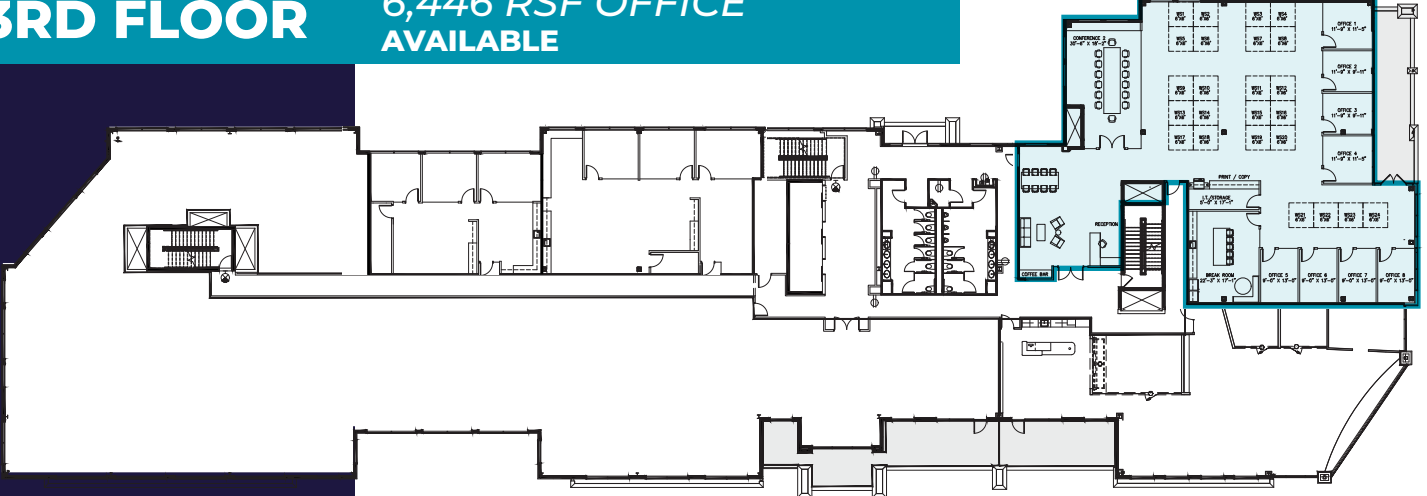


Building F: 10855 Hidden Pool Hts

**3RD FLOOR**

**6,446 RSF OFFICE  
AVAILABLE**

Suite 380 | 6,446 RSF  
Potential Space Plan

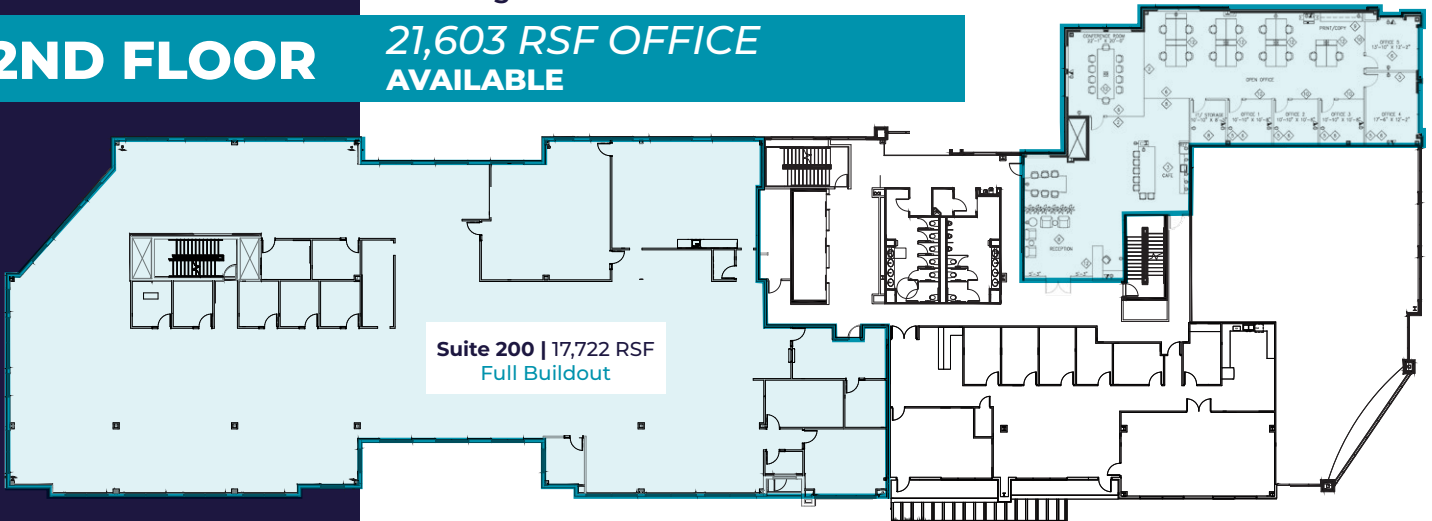


Building F: 10855 Hidden Pool Hts

**2ND FLOOR**

**21,603 RSF OFFICE  
AVAILABLE**

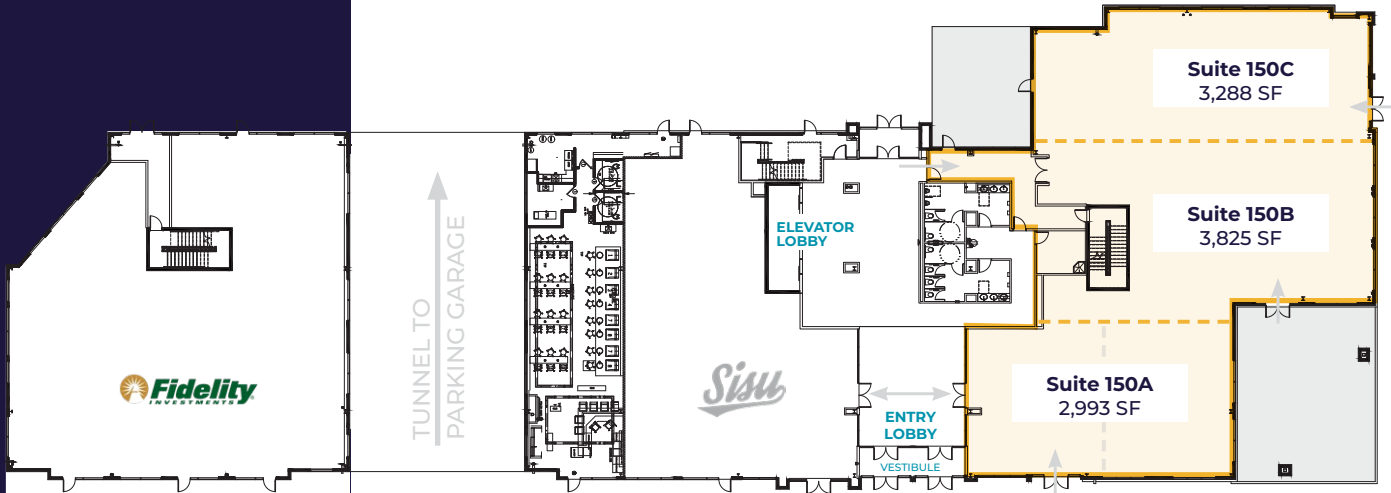
Suite 280 | 4,285 RSF  
Proposed Spec Suite



Building F: 10855 Hidden Pool Hts

**1ST FLOOR**

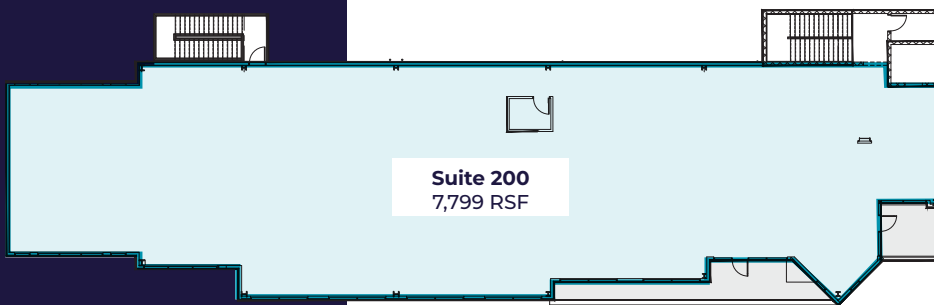
**10,106 RSF RETAIL  
AVAILABLE**



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**



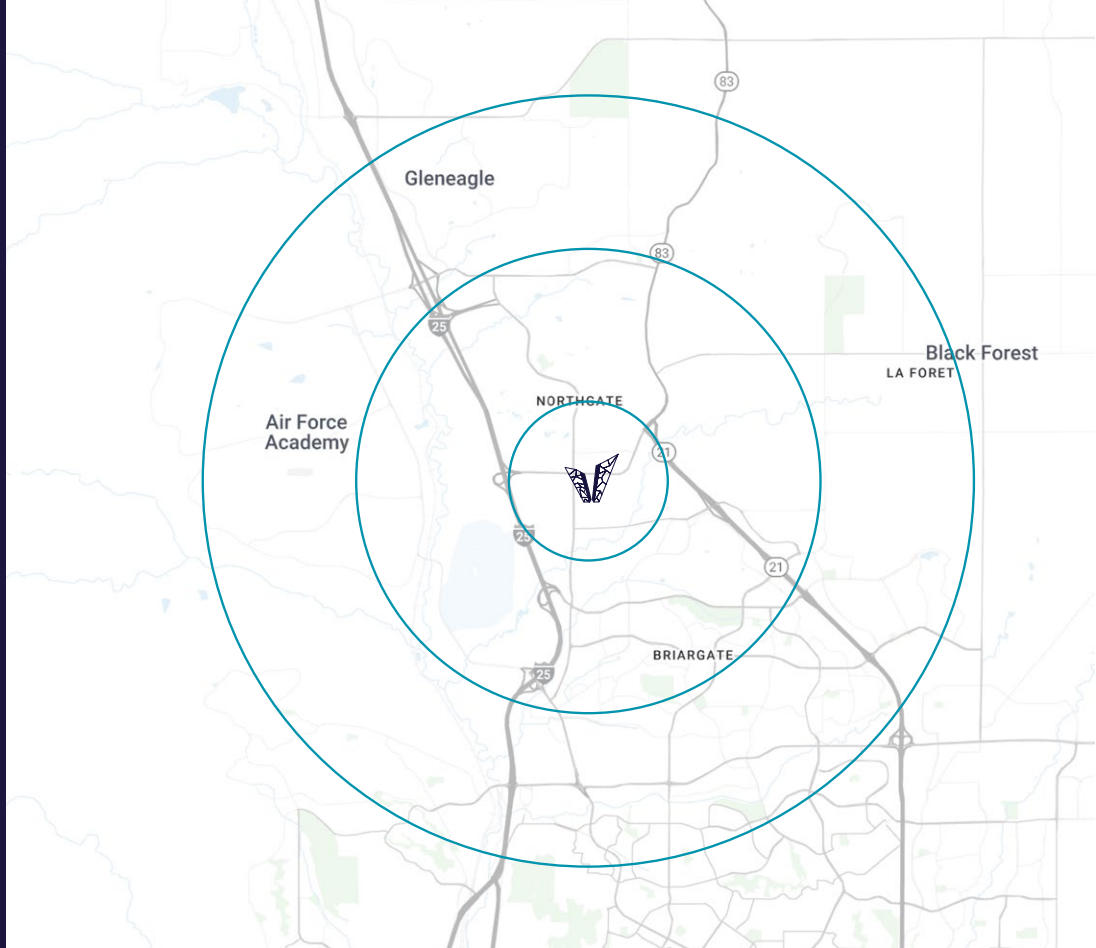
**Memorial Hospital  
North**  
**7 Minutes**



**COS Airport  
Peterson AFB**  
**30 Minutes**



**Downtown  
Colorado Springs**  
**15 Minutes**



**Colorado Springs  
Commercial**

## GRANT SEANOR

Director

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