CUSHMAN & Colorado Springs WAKEFIELD Commercial

CHIDLAND 2221 E BIJOU STREET COLORADO SPRINGS, CO 80909 BUILDING

Spectrum



BUILDING AREA	281,144 SF	AVAILABLE SPACE	45,549 RSF
YEAR BUILT	1962 Renovated 2022	LEASE RATE	\$15-\$17 per RSF NNN
# OF STORIES	2	OPERATING EXPENSES	\$4.72 per RSF (2025)
BUILDING TYPE	Steel	LAND AREA	13.7 Acres
PARKING RATIO	3.76/1,000 SF	ZONING	C6 CU

PROPERTY HIGHLIGHTS

- Centrally located to both Downtown
 and Airport submarkets
- Highly recognizable building with historical ties to the Defense Industry
- Class A amenity package and renovations to building interior
- Secure entrances limiting public access

FIRST LEVEL		LOWER LEVEL	
Suite 124	7,779 RSF	Suite 15	23,392 RSF
Suite 100 (SUBLEASE)	22,551 RSF	Suite 35	9,506 RSF







LOWER LEVEL



CONTACT

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Colorado Springs Commercial

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