

# Prime Office Space for Lease

7560 RANGEWOOD DRIVE, COLORADO SPRINGS, CO 80920



## Highlights

- Quiet and Professional
- High Visibility
- 5 : 1,000 Parking Ratio
- PBC Zoning
- Elevator
- Close to Powers Boulevard
- TI Allowance Available

Unit:	Size:	Price:
110	1,144 SF	\$12.00 - \$15.00 SF/YR (+ \$12.17 PSF NNN)

## Property Details



**Lease Rate**  
\$12.00 - \$15.00 SF/YR  
(+ \$12.17 PSF NNN)



**Space Available**  
1,144 SF



**Building Size**  
18,222 SF



**Zoning**  
PBC

Rev: February 2, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

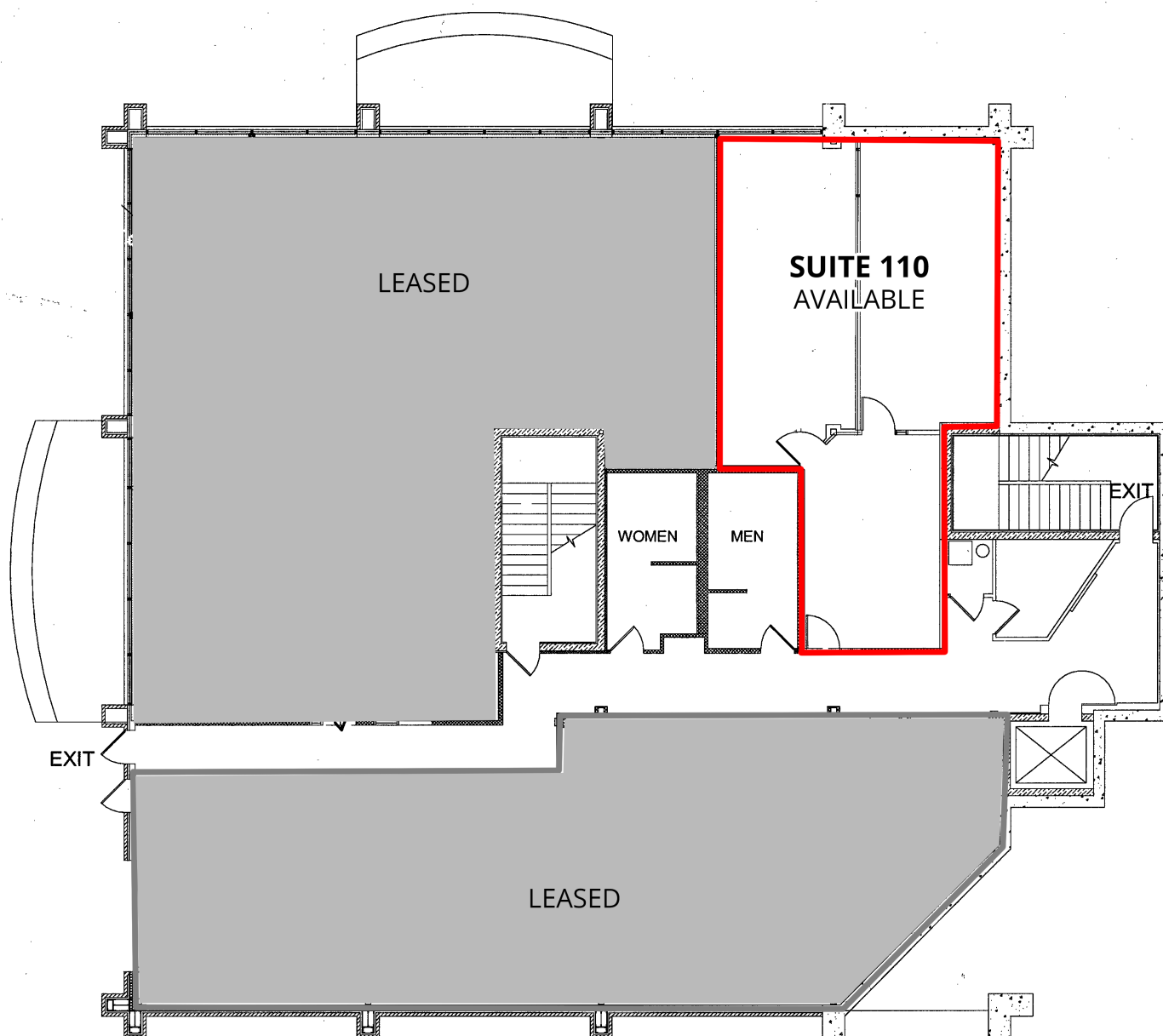
**Chris Myers**  
C: 719.650.4627  
O: 719.630.2277  
CMyers@HoffLeigh.com

**Guy Cox**  
C: 719.357.7494  
O: 719.630.2277  
GCox@HoffLeigh.com



# Prime Office Space for Lease

7560 RANGEWOOD DRIVE, COLORADO SPRINGS, CO 80920



Rev: February 2, 2024



## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

## Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

## Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

# Prime Office Space for Lease

7560 RANGEWOOD DRIVE, COLORADO SPRINGS, CO 80920

7560 Rangewood Dr, Colorado Springs, Colorado, 80920

## DEMOGRAPHICS



111,672  
Population



36.3  
Median Age



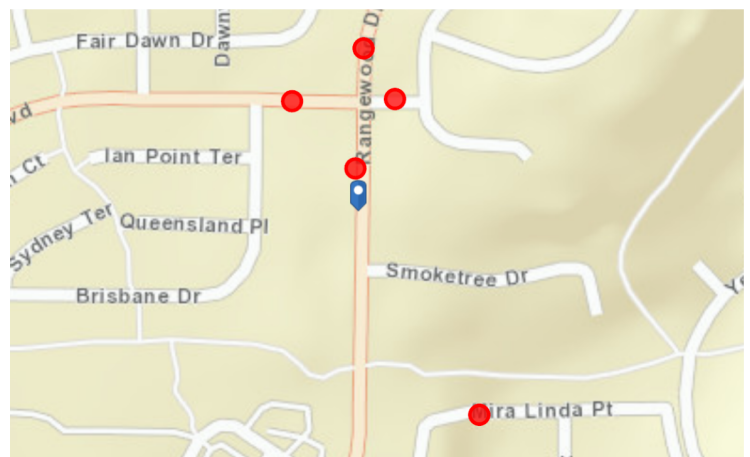
Average  
Household Size



\$85,603  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Briargate Blvd	8,849	0.0
Conifer Dr	889	0.1
Brisbane Dr	4,699	0.1
Briargate Blvd	7,905	0.1
Bodega Pl	26,869	0.1



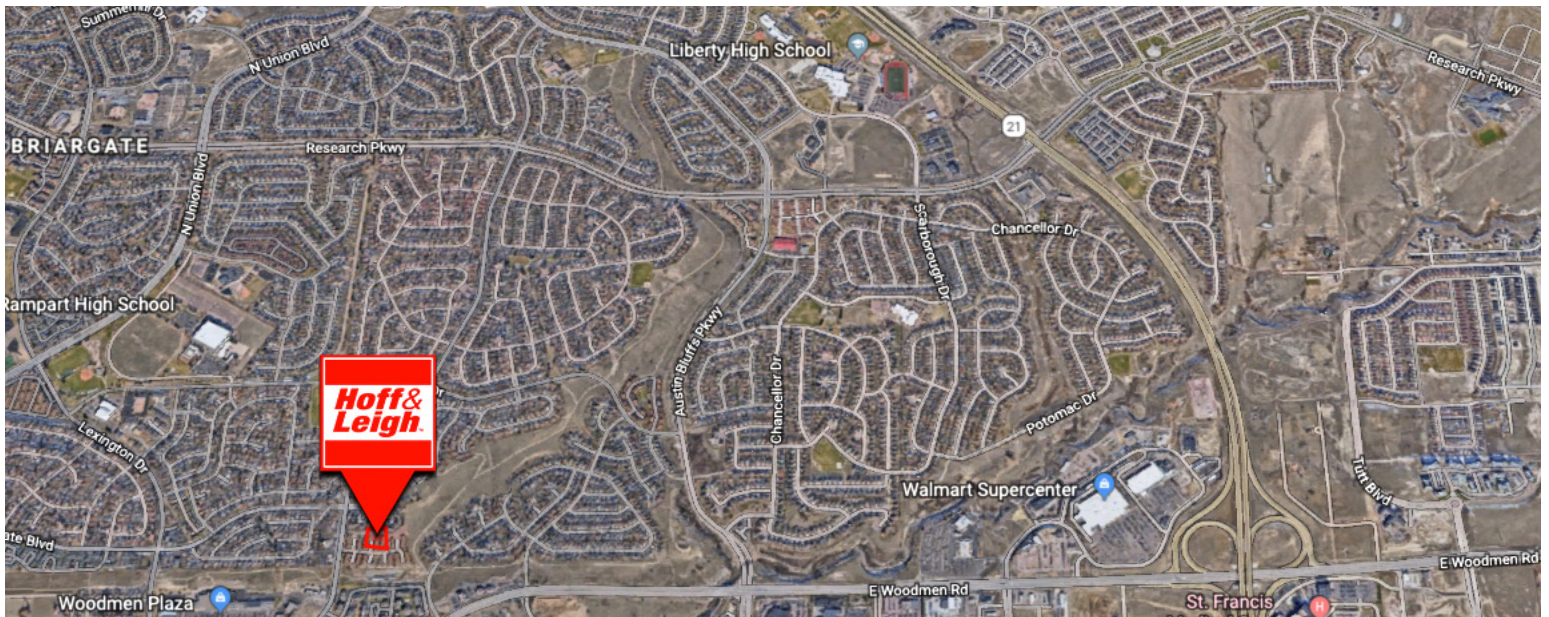
Rev: February 2, 2024





# Prime Office Space for Lease

7560 RANGEWOOD DRIVE, COLORADO SPRINGS, CO 80920



Rev: February 2, 2024



## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

## Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

## Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com