

CLASS A OFFICE / WAREHOUSE FOR SALE / LEASE

11675 Ridgeline Dr.
Colorado Springs, CO 80921



INVESTMENT HIGHLIGHTS

- Owner / User Opportunity
- Partially leased through 2034
- 2025 capex / remodel
- Highly desirable sub-market with low vacancy
- Ideal for 1031 investors

PROPERTY OVERVIEW

Class A 37,741 square-foot office / distribution investment property. A first-floor tenant on a long-term lease at this great location in north central Colorado Springs. The building was constructed in 2003 then remodeled and updated for both tenants in 2024. Located in fast-growing Colorado Springs, Colorado with a metro population of over 715,000. Dynamic economy fueled by aerospace, tech companies, tourism, five military installations, and a great quality of life in the Pikes Peak region. Superior location near I-25 and 50 minutes to Denver

BUILDING SIZE

37,741 SqFt

LOT SIZE

3.46 Acres

CEILING HEIGHT

28 Ft (Warehouse)

LOADING DOORS

**Ground Level (x2)
Dock Height (x2)**

PARKING

90+ Spaces

FIRE PROTECTION

ESFR Sprinklers

ZONING

BP (Business Park)

BUILDOUT

Available:
9,102 SqFt Office
22,499 SqFt Warehouse
Leased:
6,140 SqFt Office



**LEASE RATE
CONTACT
BROKER**



LISTING PRICE

\$10,600,000

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NAI Highland

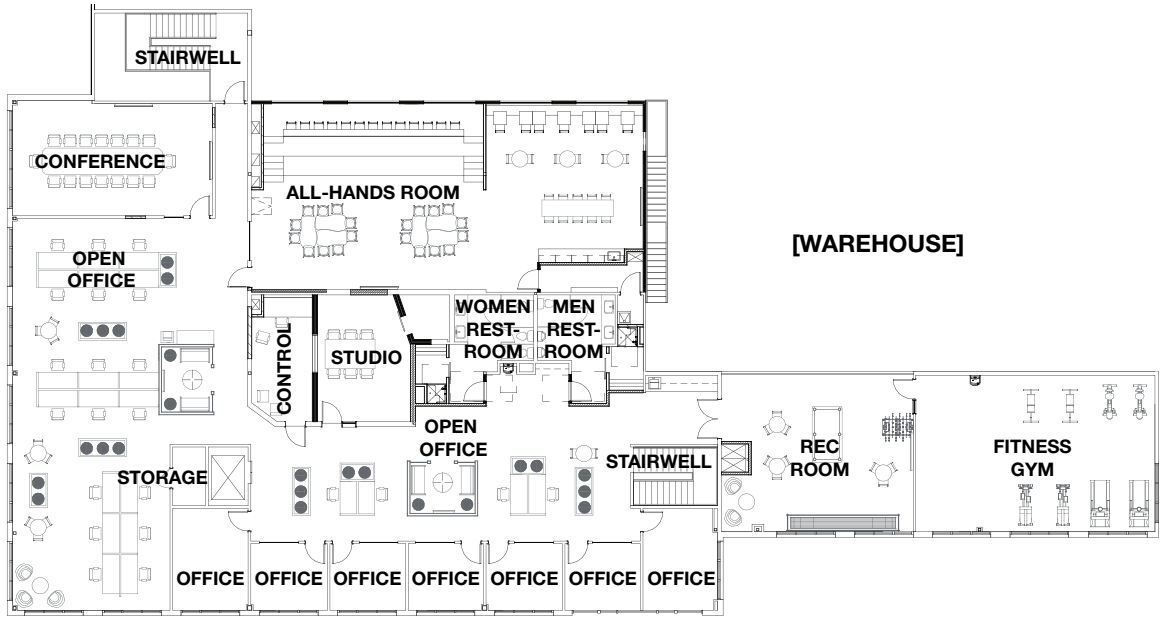
2 N Cascade Ave, Suite 300, Colorado Springs, CO 80903

719.577.0044

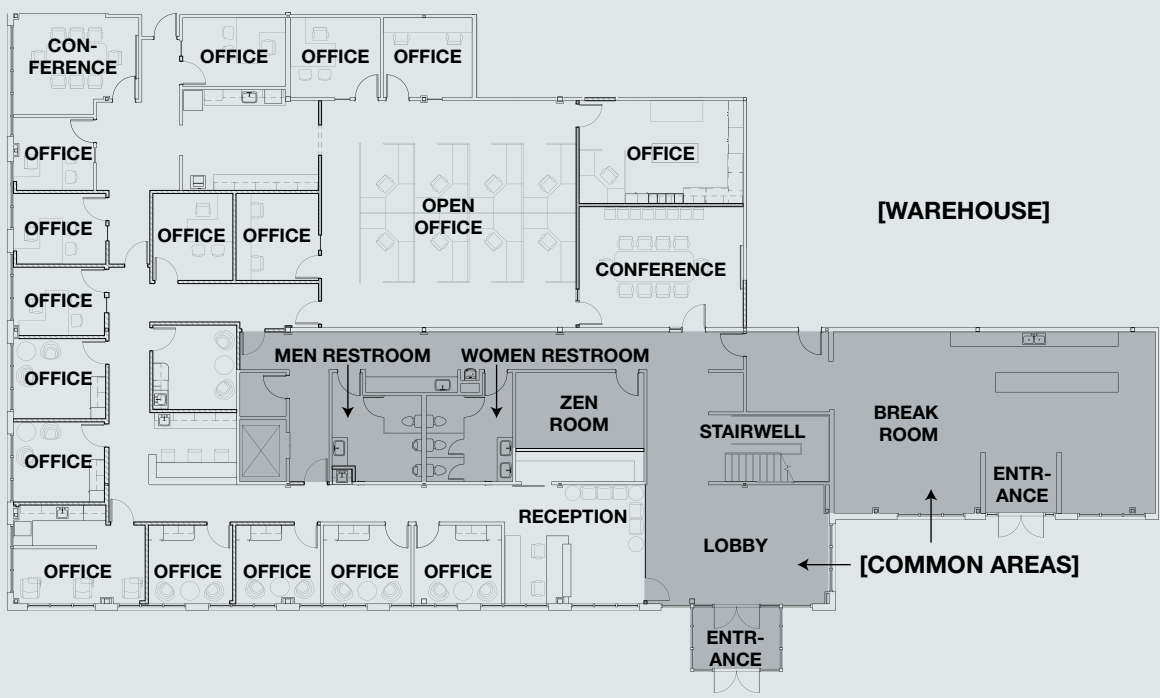
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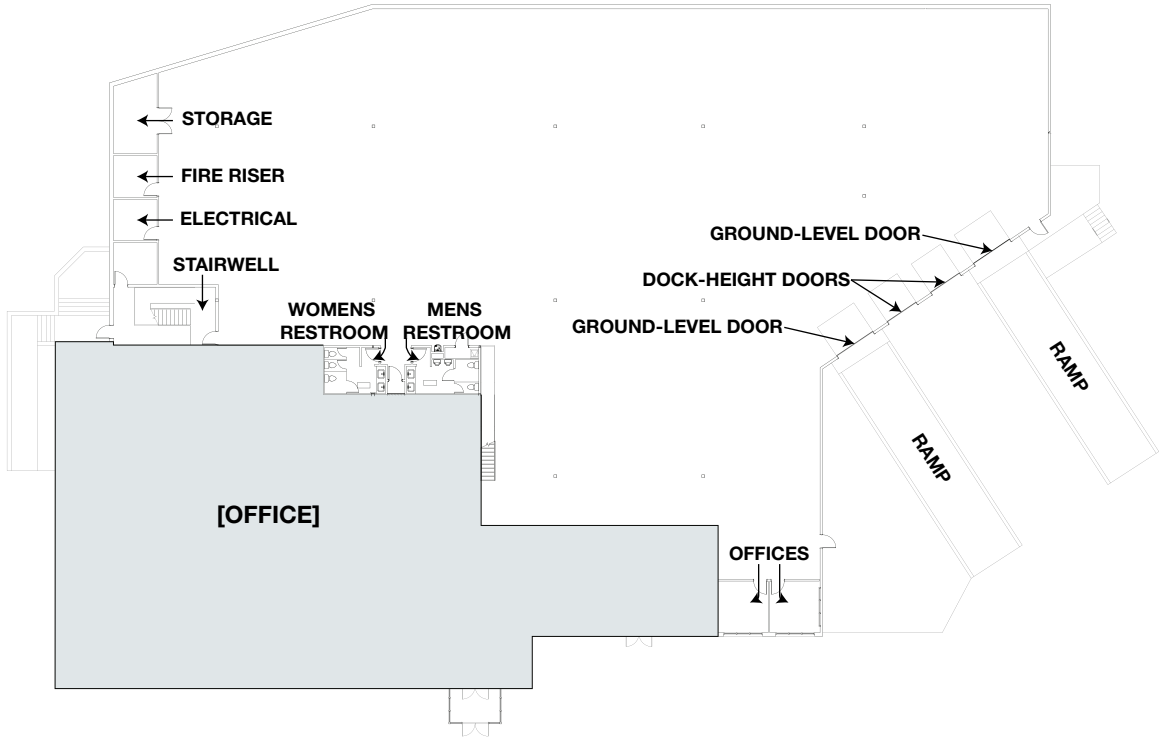
**SECOND FLOOR
(AVAILABLE)**



**FIRST FLOOR
(LEASED)**



**WAREHOUSE
(AVAILABLE)**



DEMOGRAPHICS (2025)

	POPULATION	AVG HH INCOME	BUSINESSES	EMPLOYEES	2025-2030 GROWTH
1 mi	9,656	\$128,004	263	6,770	1.6%
3 mi	35,394	\$148,375	1,308	25,159	1.9%
5 mi	106,504	\$133,609	3,460	54,774	1.7%



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5/28/2026