

CLASS A OFFICE / WAREHOUSE FOR SALE



11675 Ridgeline Dr
Colorado Springs, 80921



INVESTMENT HIGHLIGHTS

- 100% Occupied
- Leases through 2034
- 2025 capex / remodel
- Highly desirable submarket with low vacancy
- Ideal for 1031 investors

PROPERTY OVERVIEW

Class A 37,741 square-foot office / distribution investment property. Two tenants on long-term leases 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

Tenant 1: **9,102** SqFt Office
22,499 SqFt Warehouse
Tenant 2: **6,140** SqFt Office



CURRENT NET OPERATING INCOME \$747,564

CAPITALIZATION RATE 7.05%

SELLING PRICE \$10,600,000 (\$280.86 / SqFt)



CALL BROKER FOR DETAILS

John Onstott | Principal

719.330.1819

onstott@highlandcommercial.com

Michael Suggs | Principal

719.338.4555

suggs@highlandcommercial.com

NAI Highland

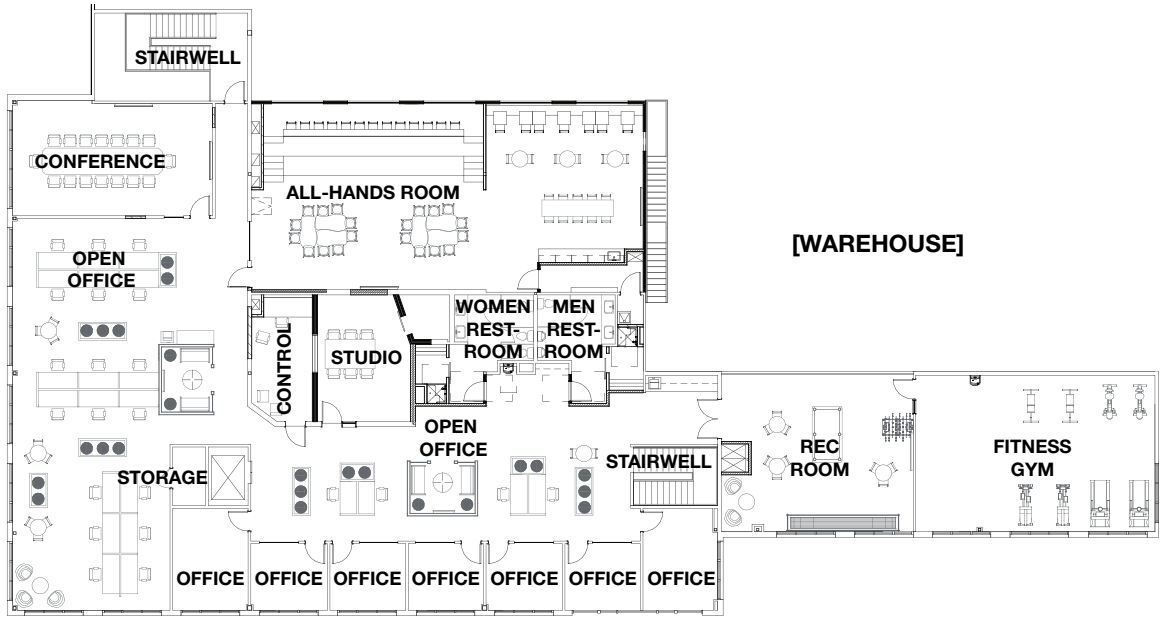
2 N Cascade Ave, Suite 300, Colorado Springs, CO 80903

719.577.0044

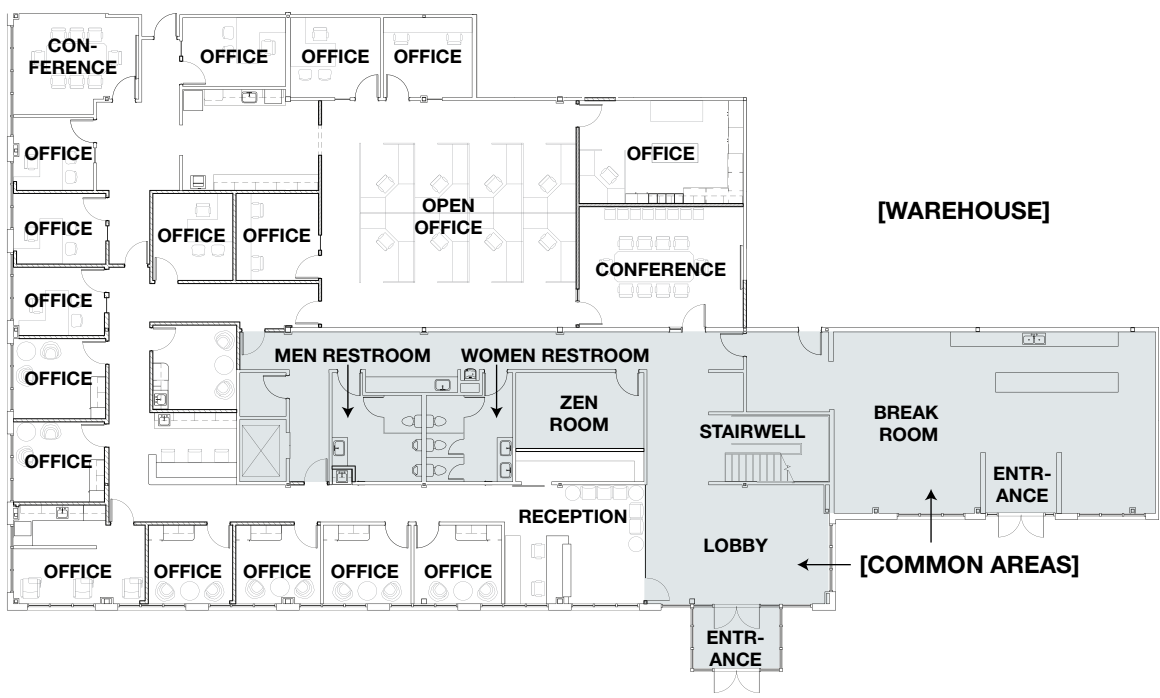
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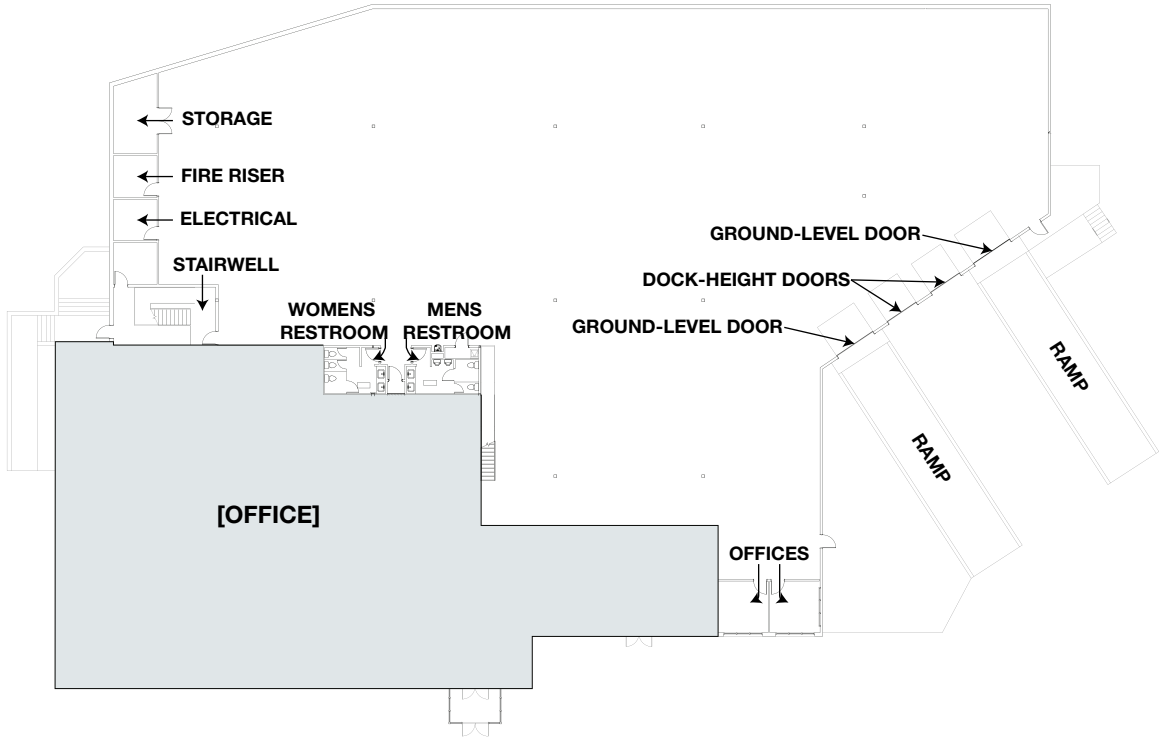
SECOND FLOOR



FIRST FLOOR



WAREHOUSE



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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