



PREMIUM OFFICE SPACE | NORTHGATE  
FOR LEASE

**VICTORY RIDGE**  
1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



**Rob Rolley**  
(719) 235-7499

Cowboycommercial@gmail.com

# PROPERTY SUMMARY

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



## DETAILS

LEASE RATE: \$29 psf + NNN (est. @ \$15.55 psf)

BUILDING SF: 15,804

SPACE AVAILABLE: APPROX 1,949 RSF EXECUTIVE OFFICES

LOT SIZE: .51 ACRES

ZONING: PUD

## AMENITIES

SPACIOUS PATIO

GENEROUS COMMON AREA

ELEVATOR

KITCHEN & DINING SPACE

PARKING: AMPLE SPACES

## 2ND FLOOR RENTAL AREA

SINGLE TENANT NORTH END SPACE

SINGLE OFFICES STARTING AT 175 RSF



RE/MAX Properties, Inc. 102 S. Tejon St., Suite 10C  
Colorado Springs, CO 80903

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# PROPERTY HIGHLIGHTS

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*Victory Ridge offers unparalleled office spaces with amenities specifically designed to maximize comfort, flexibility and productivity during the workday. Take in the grandeur of the Rocky Mountains from the sweeping floor-to-ceiling windows on the second level floor. Enjoy the spacious conference and training rooms, generous common area and stunning patio overlooking the entire mountain range and the Air Force Academy. All of Colorado Springs hottest spots are just a breeze away.*

## LOCATION SUMMARY

THIS PRISTINE PROPERTY IS LOCATED IN THE THRIVING CENTER HUB OF THE NORTHGATE AREA OF COLORADO SPRINGS.

- PRISTINE VIEW OF THE ROCKY MOUNTAIN RANGE AND THE AIR FORCE ACADEMY
- NEARBY AMENITIES INCLUDE 40+ RESTAURANTS, NUMEROUS HOTELS, ICON THEATER, AND MANY PRESTIGIOUS HOUSING NEIGHBORHOODS AND APARTMENT COMMUNITIES.
- INTERSTATE I-25 ONLY 4 MINUTES AWAY
- 13.7 MILES TO DOWNTOWN COLORADO SPRINGS
- 50 MILES TO DENVER



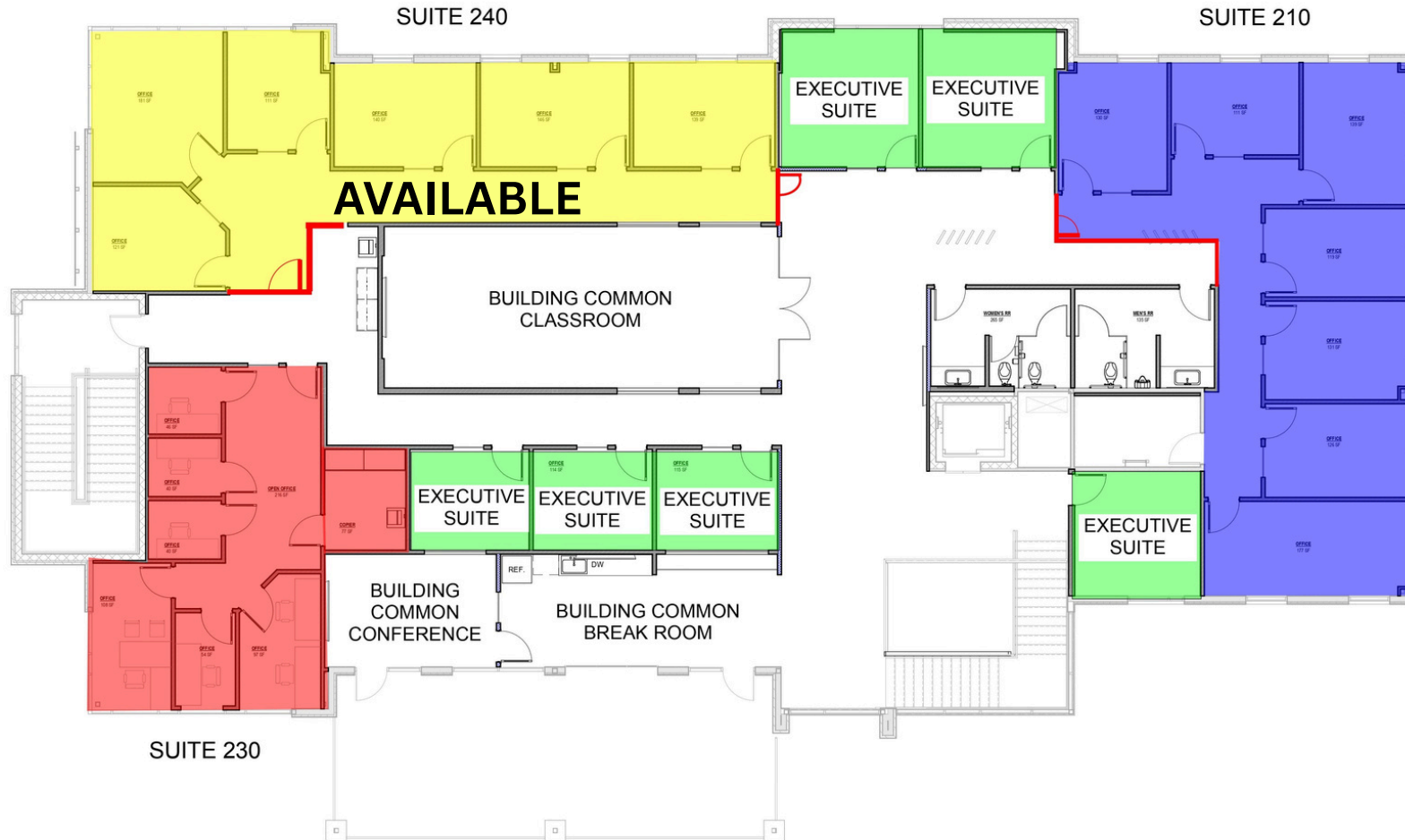
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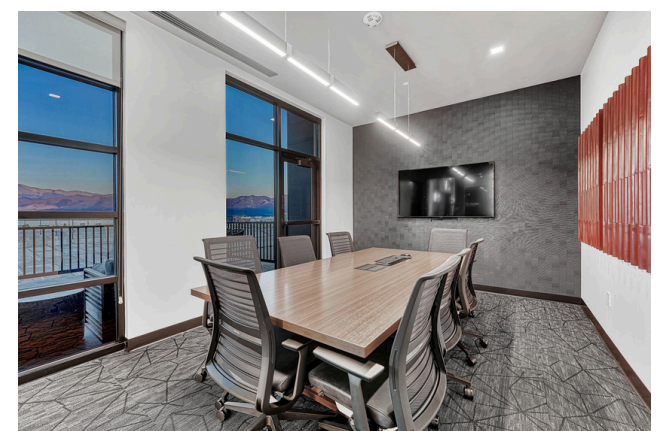
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## FLOOR LAYOUT - SUITE 240 1,949 SF



# INTERIOR SPACE

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# VIEW & PATIO

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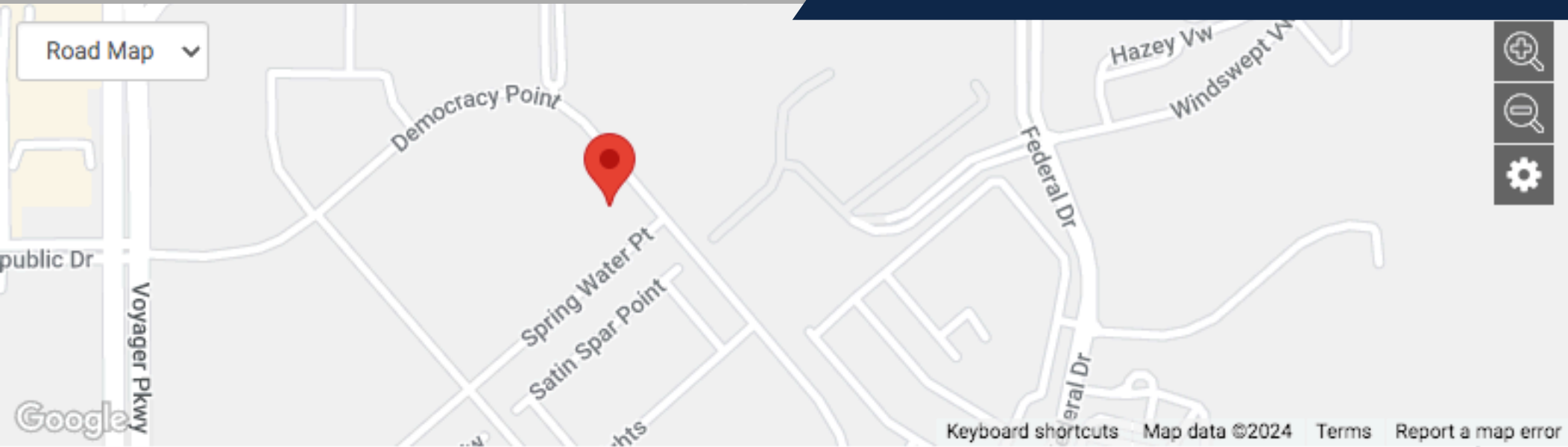
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# LOCATION MAPS

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# BUSINESS MAP

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