



PREMIUM OFFICE SPACE | NORTHGATE  
FOR LEASE

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



**Rob Rolley**  
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# PROPERTY SUMMARY

1915 DEMOCRACY POINT  
COLORADO SPRINGS, CO 80908



## DETAILS

LEASE RATE: \$1,000.00 + NNN (est. @ \$15.55 psf)

BUILDING SF: 15,804

2ND FLOOR AVAILABILITY: 175 SF SINGLE SUITE

LOT SIZE: .51 ACRES WITH AMPLE PARKING SPACES

## AMENITIES

SPACIOUS PATIO

CONFERENCE & TRAINING ROOMS AVAILABLE

GENEROUS COMMON AREA

ELEVATOR

KITCHEN & DINING SPACE



RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100  
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



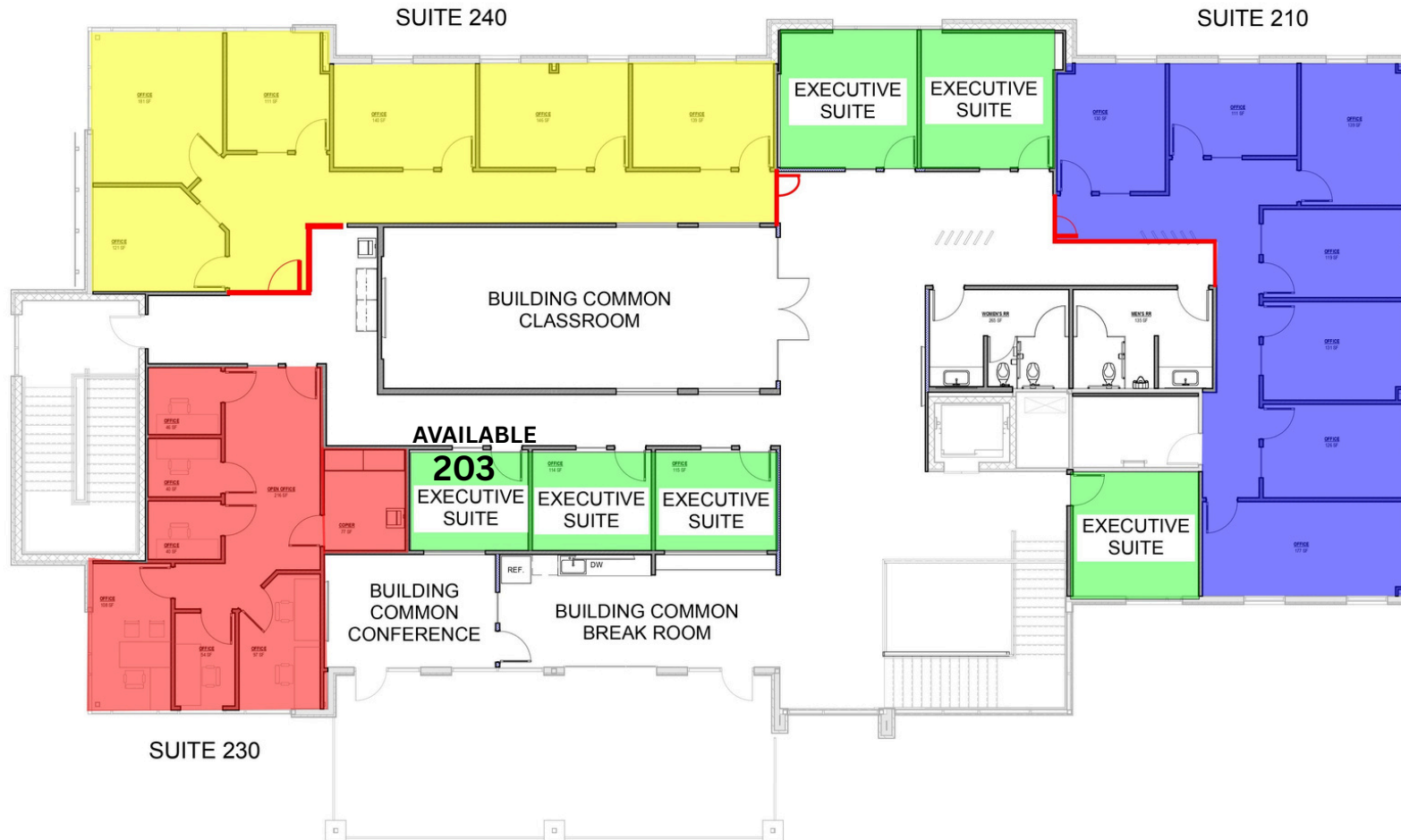
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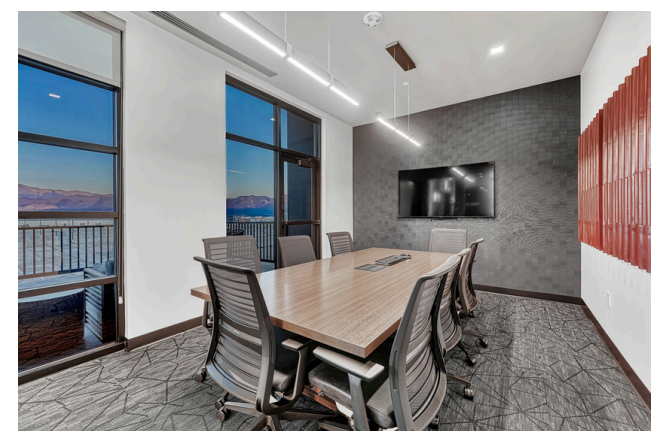
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## FLOOR LAYOUT - SUITE 240 1,949 SF



# INTERIOR SPACE

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# VIEW & PATIO

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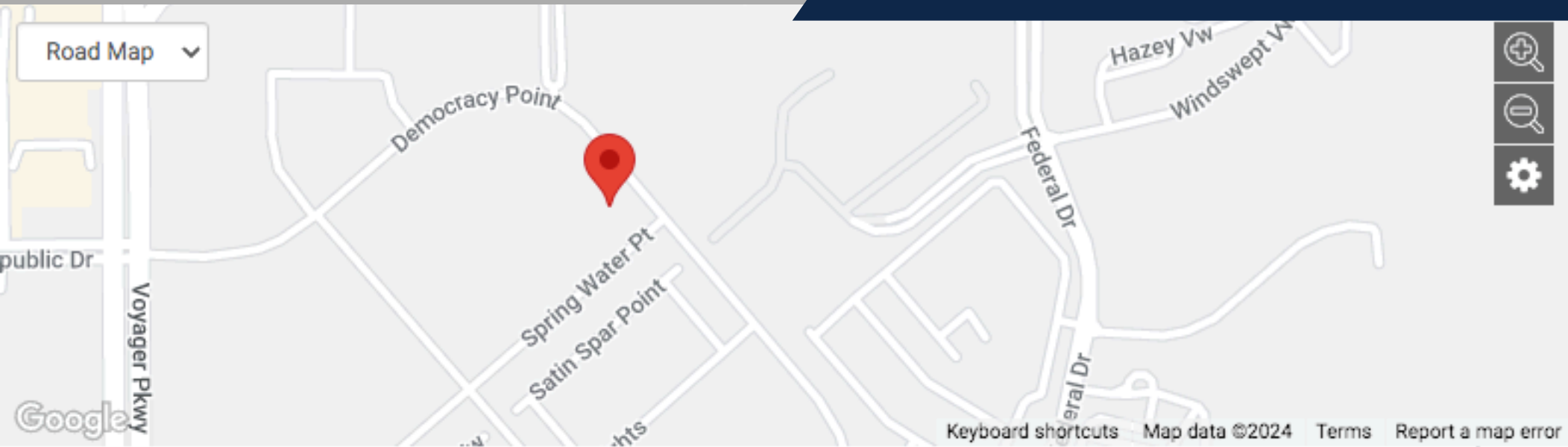
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# LOCATION MAPS

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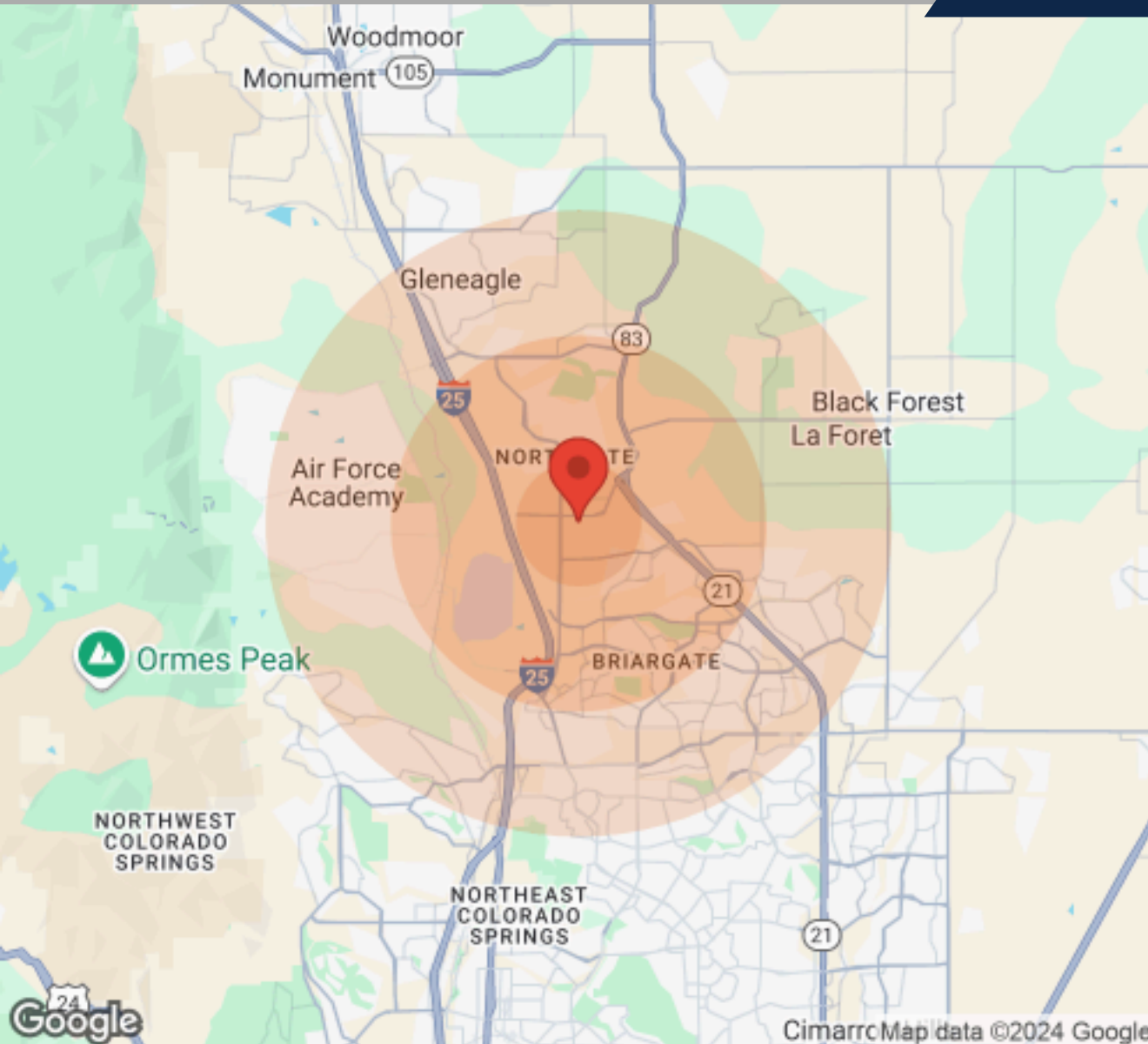
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	884	15,327	47,047
Female	878	14,000	45,440
Total Population	1,742	29,327	92,487
<b>Age</b>			
Ages 0-14	358	6,584	20,185
Ages 15-24	302	4,895	14,876
Ages 25-54	617	10,707	34,121
Ages 55-64	256	3,833	11,645
Ages 65+	209	3,508	11,680
<b>Race</b>			
White	1,613	28,512	83,850
Black	7	340	1,857
Am In/AK Nat	N/A	27	90
Hawaiian	N/A	N/A	15
Hispanic	94	1,842	6,744
Multi-Racial	148	2,776	9,542
<b>Income</b>			
Median	\$156,342	\$91,220	\$72,057
< \$15,000	N/A	392	1,298
\$15,000-\$24,999	N/A	414	1,576
\$25,000-\$34,999	N/A	375	1,791
\$35,000-\$49,999	N/A	475	3,506
\$50,000-\$74,999	46	1,681	6,680
\$75,000-\$99,999	74	1,486	4,934
\$100,000-\$149,999	197	2,913	7,779
\$150,000-\$199,999	163	1,281	3,272
> \$200,000	76	959	2,240
<b>Housing</b>			
Total Units	585	10,423	35,229
Occupied	580	9,984	33,444
Owner Occupied	517	7,188	23,936
Renter Occupied	43	2,796	9,508
Vacant	5	439	1,785