

5555 Tech Center Drive

Colorado Springs, Colorado



North I-25 Class A Office Space For Lease

As exclusive agents, we are pleased to offer the following space for lease:

Office For Lease

Space Available:

1,929 RSF - 3,967 RSF

Lease Rate:

\$13.50/SF NNN

Property Highlights

- ◆ On-site fitness center
- ◆ Impressive two-story atrium lobby entrance
- ◆ Underground parking
- ◆ Easily accessed from I-25 via the Rockrimmon Interchange

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**Newmark Grubb
Knight Frank**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Office For Lease

◆ Details

Space Available:

Suite 105: 3,699 RSF

Suite 125: 2,038 RSF

Suite 126: 1,929 RSF

Suite 210: 2,032 RSF

Lease Rate: \$13.50/SF NNN

Parking Ratio: 4 spaces per 1,000 RSF (including 1 per 1,000 underground allotment)

Building Size: 146,215 RSF

Number of Levels: 4

Year Constructed: 1998

TI Allowance: Negotiable

Operating Expenses: \$8.66 per SF (2015 estimate)

◆ Aerial View



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