

# FOR SALE OR LEASE

## Arrowswest • Former Startek Space

4455 Arrowswest Drive, Colorado Springs, CO 80907



## Plug and Play Office Call Center

### 41,474 RSF, 500+ Cubicles, Amenities



#### PROPERTY INFORMATION

Existing **Plug and Play Call Center** with 500+ cubicles, numerous conference rooms and training rooms, cafeteria, lockers and showers, back-up generator, etc. High end office finish provides a productive environment for employee well-being. Located in the heart of the Garden of the Gods submarket, this space provides easy access to Interstate 25, north to Denver and south to downtown Colorado Springs, and DIA and the Colorado Springs Airport. All services including hotels, restaurants, shopping and housing are immediately available and conveniently accessed.

#### ABOUT THE CAMPUS

##### PROPERTY HIGHLIGHTS

|                                      |                            |
|--------------------------------------|----------------------------|
| <b>Available Space:</b>              | 41,474 SF                  |
| <b>Lease Rate:</b>                   | Starting at \$11.50/SF NNN |
| <b>Estimated Operating Expenses:</b> | \$3.31 PSF, NET            |
| <b>Parking:</b>                      | 5/1,000 SF                 |
| <b>Zoning:</b>                       | PIP1                       |
| <b>Year Built:</b>                   | 1984                       |

**For Sale: \$3,950,000**

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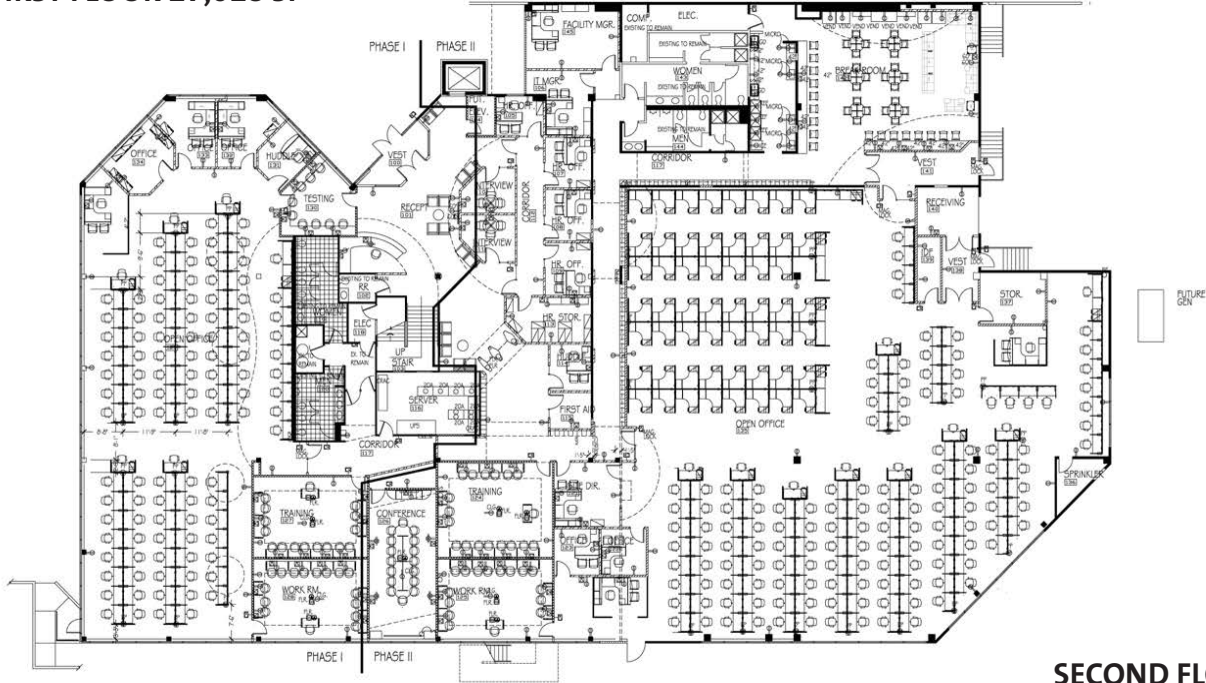
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FIRST FLOOR 27,018 SF



SECOND FLOOR 14,456 SF



POWER AND COMMUNICATIONS PLAN  
1/8" = 1'-0"

### SPACE AMENITIES

- 500+ existing cubicles in various sizes
- Numerous conference & training rooms
- Back-up generator
- Fiber optics provided by Xfinity and Century Link
- Power: 4200 Amps, 480 Volt, 3 Phase
- Large cafeteria
- Showers and lockers
- Ample parking
- New roof in 2017
- Available: February 2020