

# FOR LEASE HIGH TECH FACILITY

WITH HEAVY POWER, WATER  
On Large Expandable Site



**Up to 36 MW**

**8145 & 8245 N Union Blvd**  
Colorado Springs, CO 80920

## MOUNTAIN VISTA BUSINESS CENTER

Former Hewlett Packard High Tech Campus located in the Pikes Peak Enterprise Zone in northeast Colorado Springs

- Ideal For Semiconductor, Solar, Hydrogen, Renewable Manufacturers
- Office & Manufacturing Building With High Ceiling Potential
- Conditioned Flex Warehouse/Dock Area

<b>Available</b>	250,584 SF Total
Main Building (8145)	230,300 SF
Annex (8245)	20,284 SF
Support Space	12,790 SF
<b>Lease Rate (1<sup>st</sup> Year)</b>	
Office Space	\$12.50 - \$16.50 PSF, NNN
Flex/Warehouse Space	\$12.00 - \$13.00 PSF Full Service

**Expenses:** \$3.24 PSF (2023 estimate)



 **Quantum**  
Commercial Group Inc

quantumcommercial.com



## Additional Information

- Site Size:** 33.56 Acres, potential for 439,050 ground floor space with 45' clear height
- Zoning:** PIP-1 (30% lot coverage)
- Clear Height:** 12'-18' dropped, 18'-21.6' girders, capable of achieving 36' to 40' clear height
- Parking:** 1050 surface spaces (5/1,000)
- Doors:** Four (4) dock-high & four (4) drive-in doors in loading dock area
- Utilities:** **Currently have 15-24 MW available expandable to 36 MW**
- Main 12" water line
  - Wastewater 12"
  - 4" gas line (24,300,000 BTUH)
  - Boilers 11" water column
- Incentives:** Significant City & State Incentive Package Available



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