

FOR LEASE

9910 Federal Drive, Colorado Springs, CO 80921



Location:	9910 Federal Drive is accessed off of the Interstate 25/Interquest Parkway interchange, just west of Hwy 83 and south of Interquest Parkway
Building Size:	77,495 RSF
Available Space:	11,959 RSF - First Floor
Building Ownership:	New Federal Drive, LLC
Lease Rate NNN:	Starting at \$13.50 to \$14.50 PSF, NNN
Expenses:	\$9.03 PSF, (estimated for 2018)
Parking:	5.7 spaces per 1,000 RSF
Tenant Improvements:	Negotiable
Acreage:	13.7 acres
Year Constructed:	2000

BUILDING FEATURES & AMENITIES

- above standard parking
- state-of-the-art building systems
- fiber & CAT5 cabling
- prominent building and monument signage
- north central location
- immediate access to hotels and restaurants
- I-25 visibility and access

9910 Federal Drive is one of Colorado Springs' most visible and highly recognizable Class A office buildings. With its centralized location in Interquest Business Park and close proximity to both north Colorado Springs, the CBD, and a multitude of restaurants, hotels and services, this building can accommodate tenants of all sizes. Amenities such as, above standard parking as well as building signage potential elevate this building above the competition. This exceptional building is for lease, priced below most competitive buildings along the I-25 Corridor.

MICHAEL P. PALMER, SIOR

Office & Investment

719.228.3626

mpalmer@quantumcommercial.com

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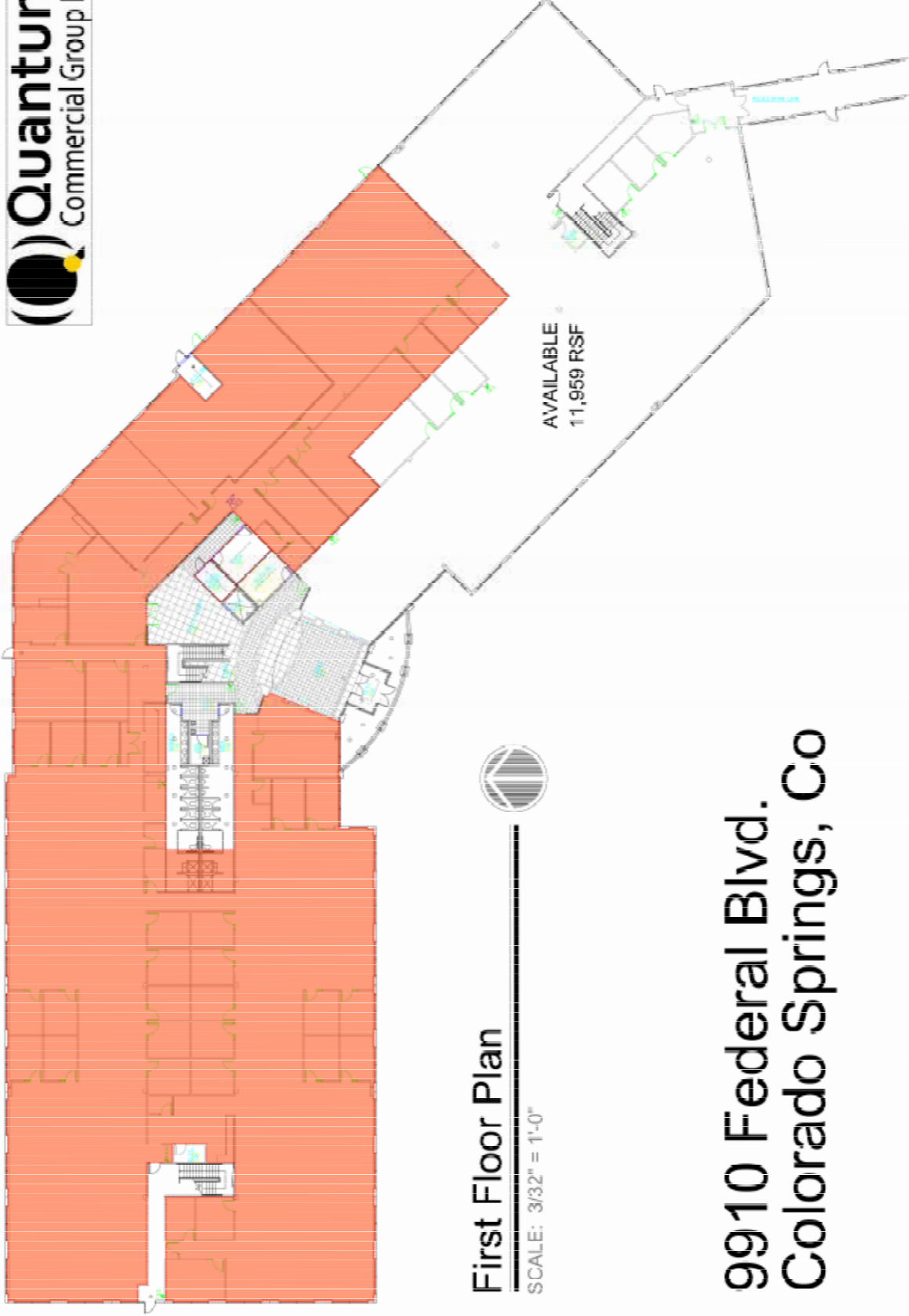
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FULL FLOOR AVAILABILITY



LEASED
25,826 RSF



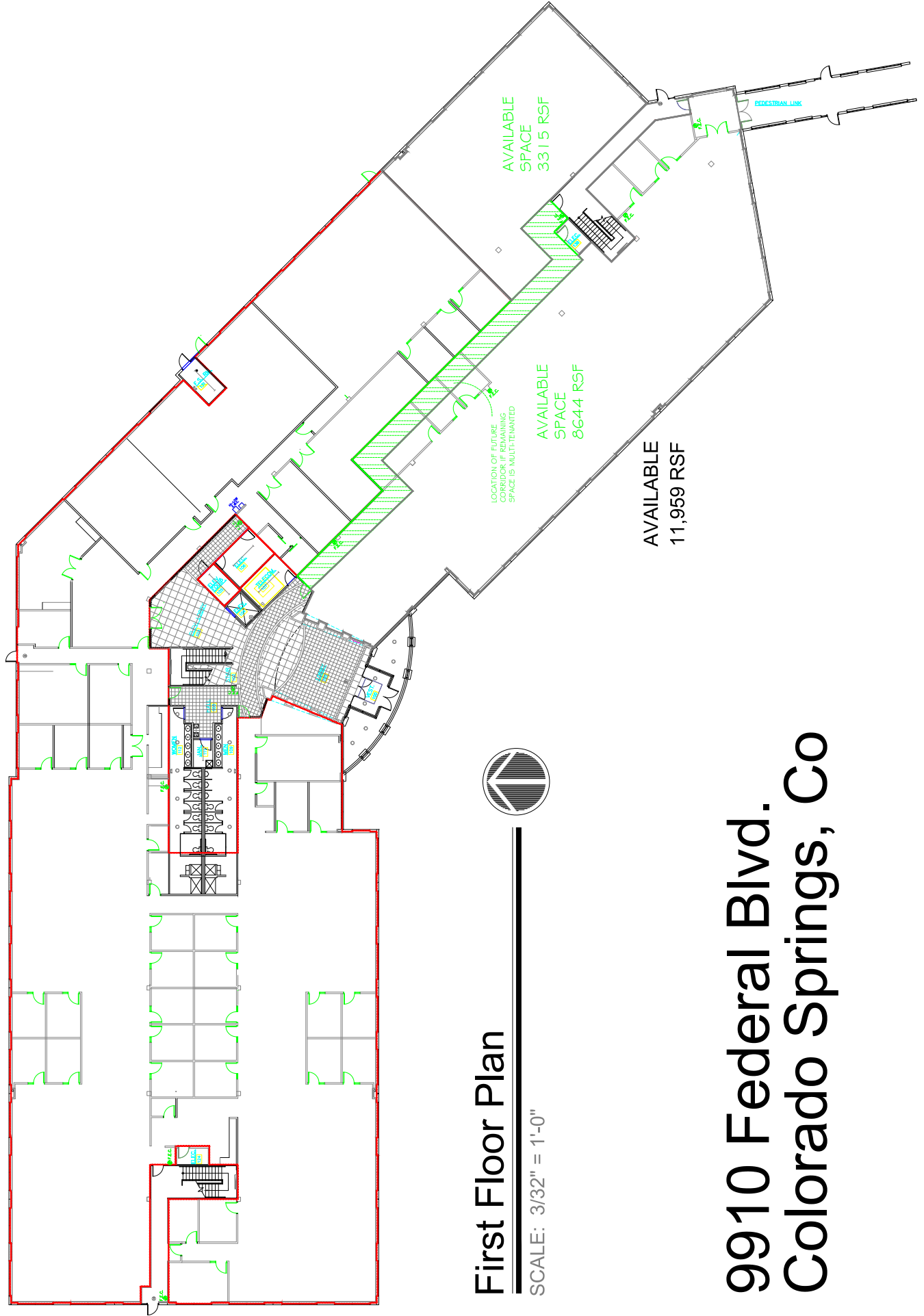
First Floor Plan

SCALE: 3/32" = 1'-0"



**9910 Federal Blvd.
Colorado Springs, Co**

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SCALE: 3/32" = 1'-0"



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