



FOR LEASE TECH CENTER I

5450 Tech Center Drive
Colorado Springs, CO 80919



26,695 SF Class A Office Suite with High-End Finishes Tech Center I is Highly Visible From I-25

Year Built: 1982
Rentable Space: 26,695 RSF
Building Size: 111,788 RSF
Parking: 3.5 Spaces per 1,000 SF
Lease Rate: Suite 300: 17,074 RSF, \$16.00 PSF, NNN
Suite 400: 9,621 RSF, \$17.50 PSF, NNN
Expenses: Estimated to be \$9.73 PSF

Tech Center I is accessed via the Rockrimmon Blvd & I-25 interchange. The primary North-South artery of Colorado Springs, I-25, connects Tech Center I with the CBD, the Airport, the Air Force Academy and Denver to the North.

Building Features & Amenities:

- * On-call building engineer and manager
- * Prominent building signage
- * Central location with accessibility to I-25
- * Immediate access to hotels and restaurants

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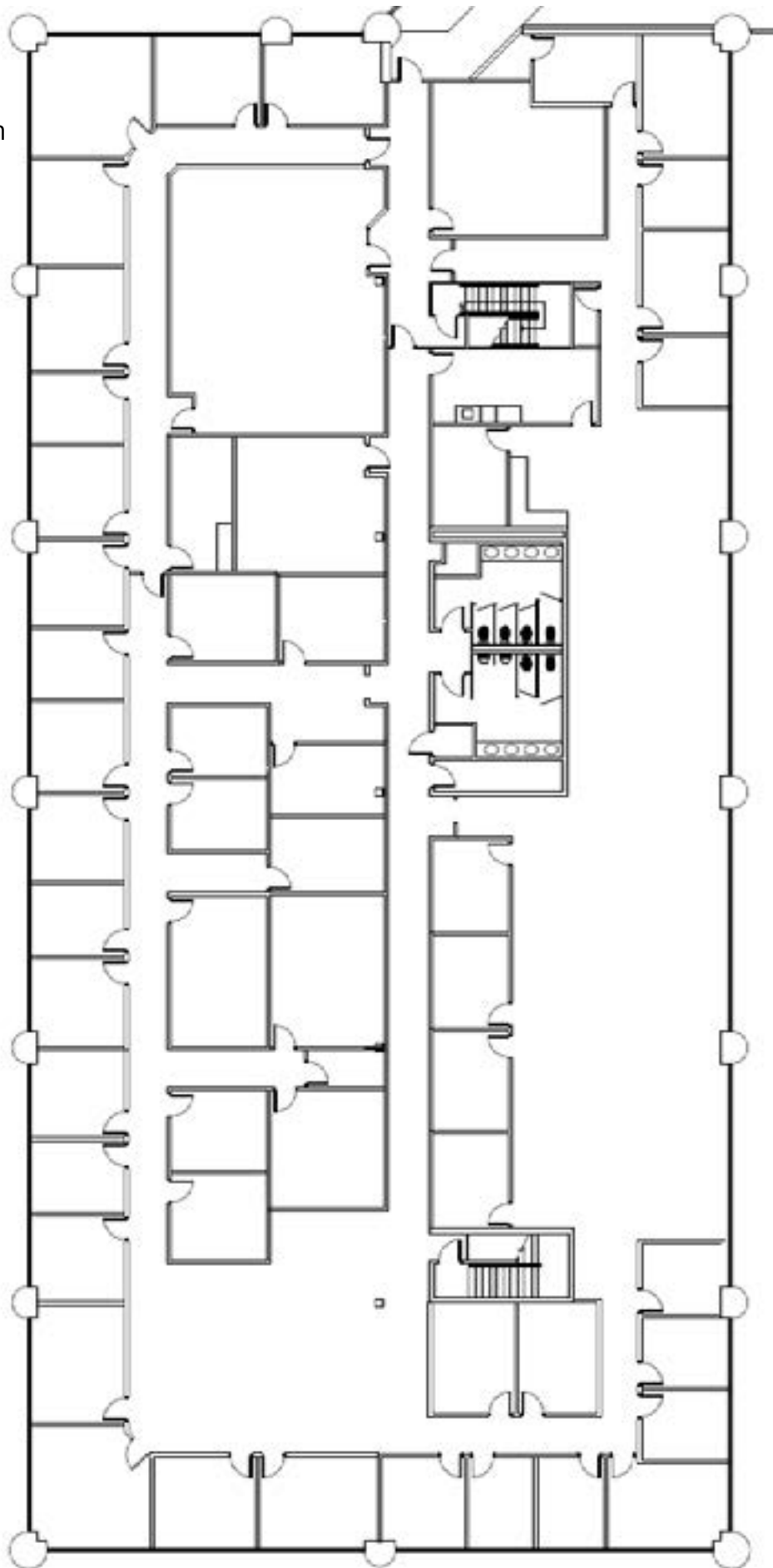
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THIRD FLOOR - 17,074 RSF

The third floor suite has southern and northern views. It can be divided into smaller suites as small as 2,500 SF.



FOURTH FLOOR - 9,621 RSF



Fourth floor suite is an ideal single tenant suite with high end finishes. The suite has exceptional 360 degree views and a private patio.