

FOR LEASE TECH CENTER I 5450 Tech Center Drive Colorado Springs, CO 80919



17,074-SF Class A Office Suite with High-End Finishes Tech Center I is Highly Visible From I-25

Year Built:1982Rentable Space:17,074 SFBuilding Size:111,788 RSFParking:3.5 Spaces pLease Rate:Suite 300: 1Expenses:Estimated to

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.

king:3.5 Spaces per 1,000 SFse Rate:Suite 300: 17,074 RSF, \$16.00 PSF, NNNenses:Estimated to be \$9.73 PSF

Building Features & Amenities:

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

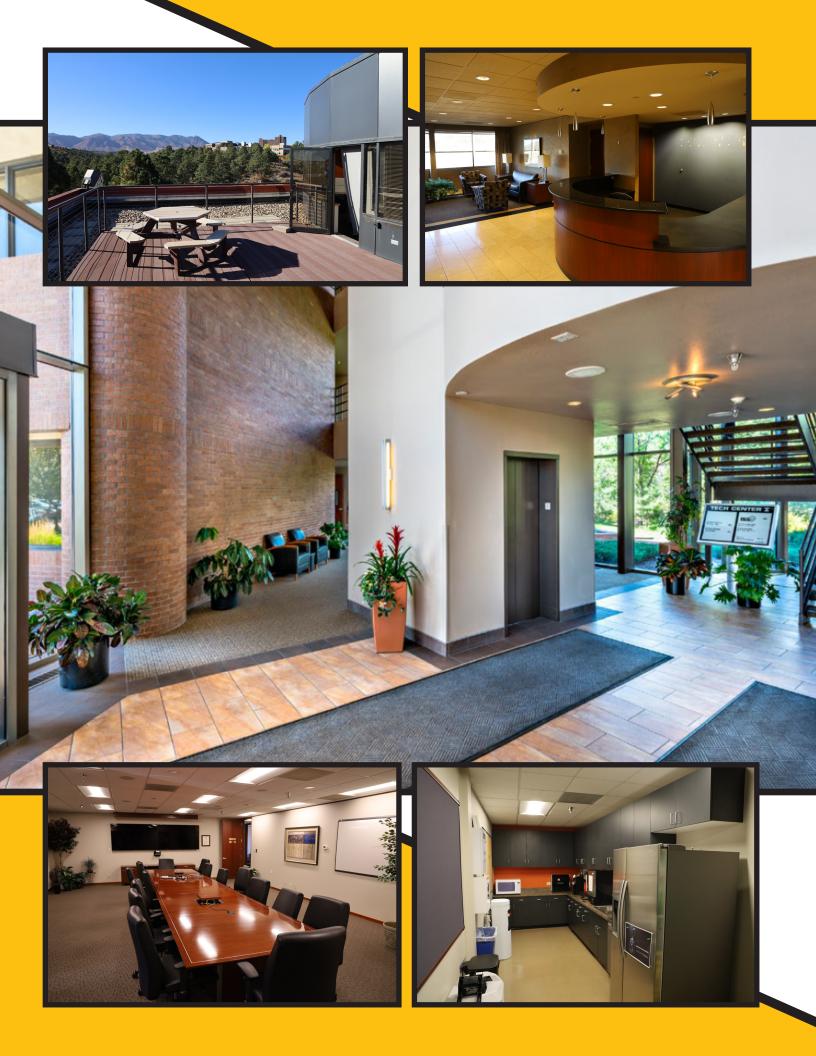
* Immediate access to hotels and restaurants

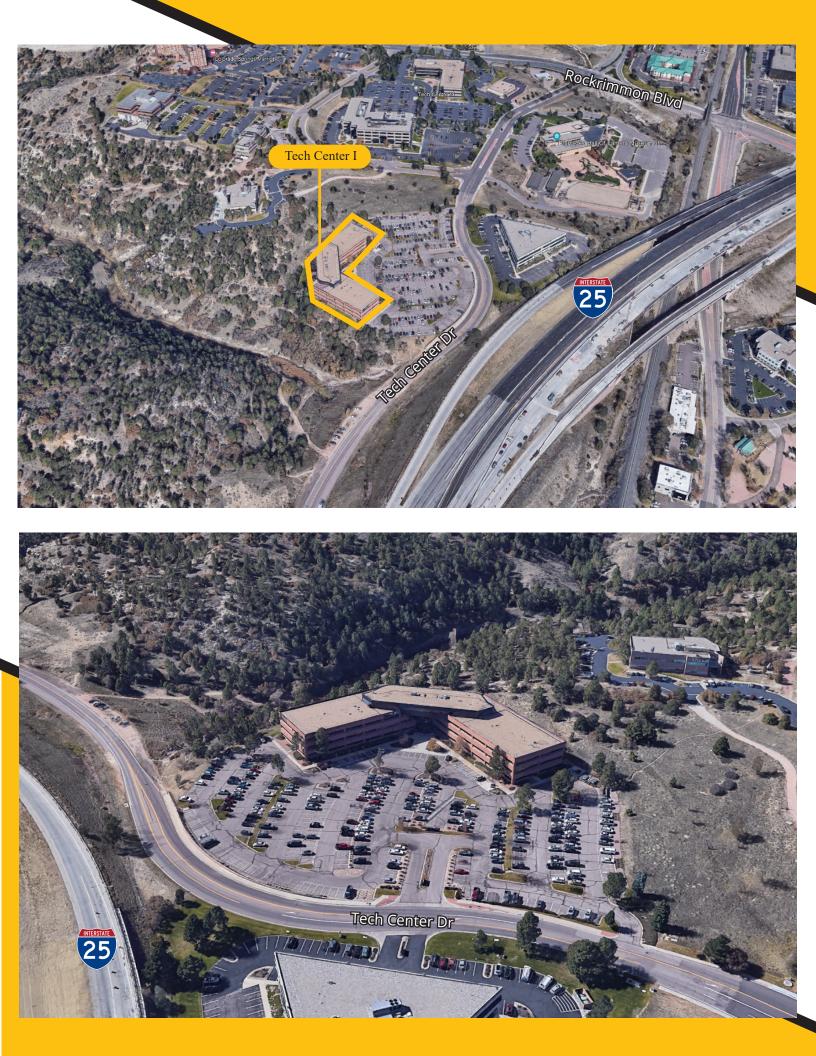
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THIRD FLOOR - 17,074 RSF

