

# FOR LEASE • TECH CENTER V

5475 Tech Center Drive, Colorado Springs, CO 80919



## CLASS A OFFICE AVAILABLE

### TECH CENTER V AVAILABILITY

**1st Floor:**  
Suite 100 - 3,424 RSF

**2nd Floor:**  
Suite 215 - 790 RSF      Available 11/01/23  
Suite 245 - 979 RSF      Available 07/01/23

### BUILDING INFORMATION

- Asking Lease Rate: \$17.00 - \$18.00 PSF NNN
- Estimated Expenses: \$10.50 PSF (2022 Est.)
- TI Allowance: Negotiable

- Building Size 53,901 RSF
- Parking Ratio 3.5 per 1,000
- Covered Parking Available
- Newly Renovated Common Areas
- High Profile Landmark Building
- Class A Building in the Colorado Springs Tech Center Office Park
- Most visible building on I-25 in CS
- Central & Convenient to all areas of the city
- Competitive Lease Rates

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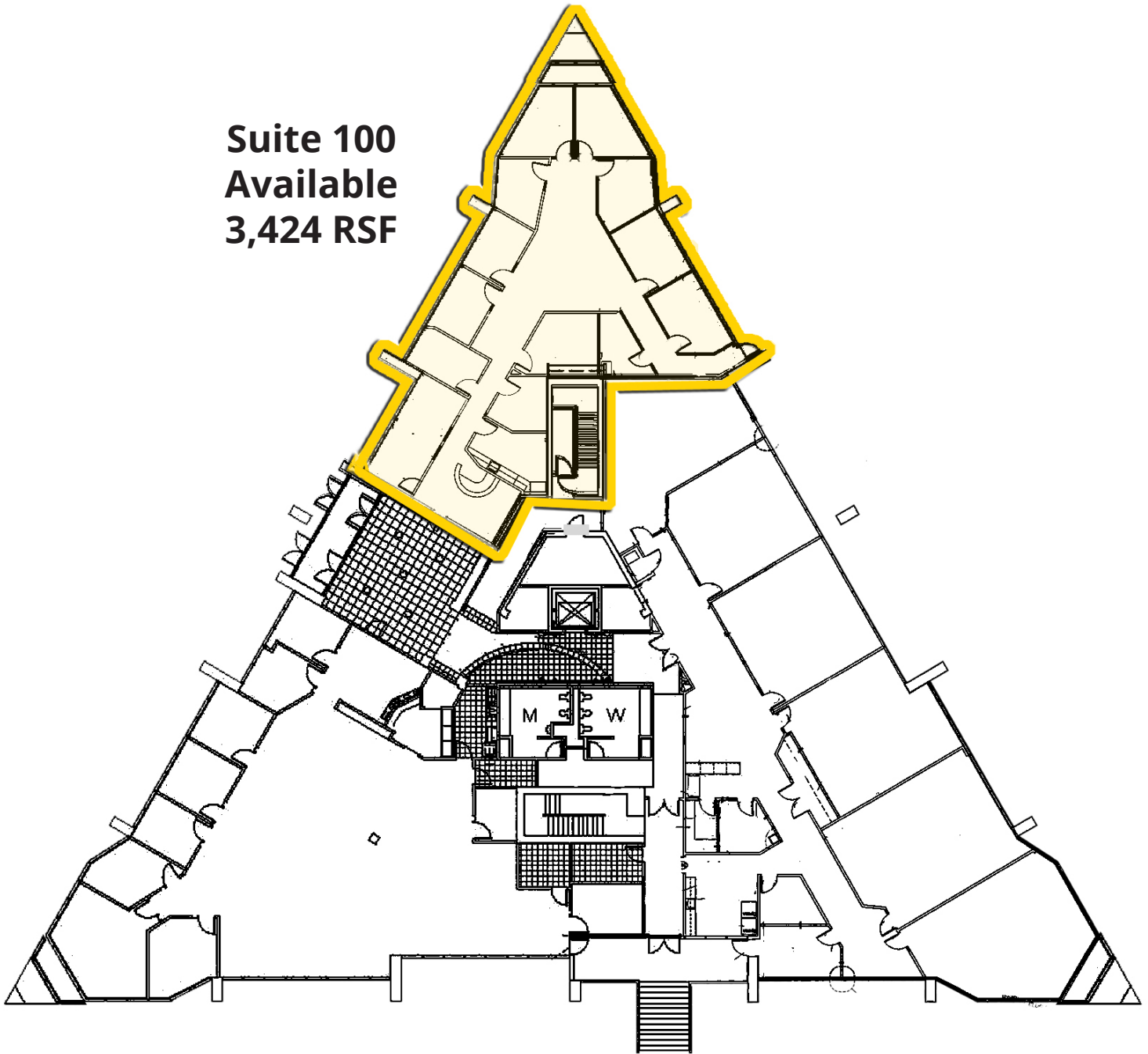
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## 1st Floor Plan

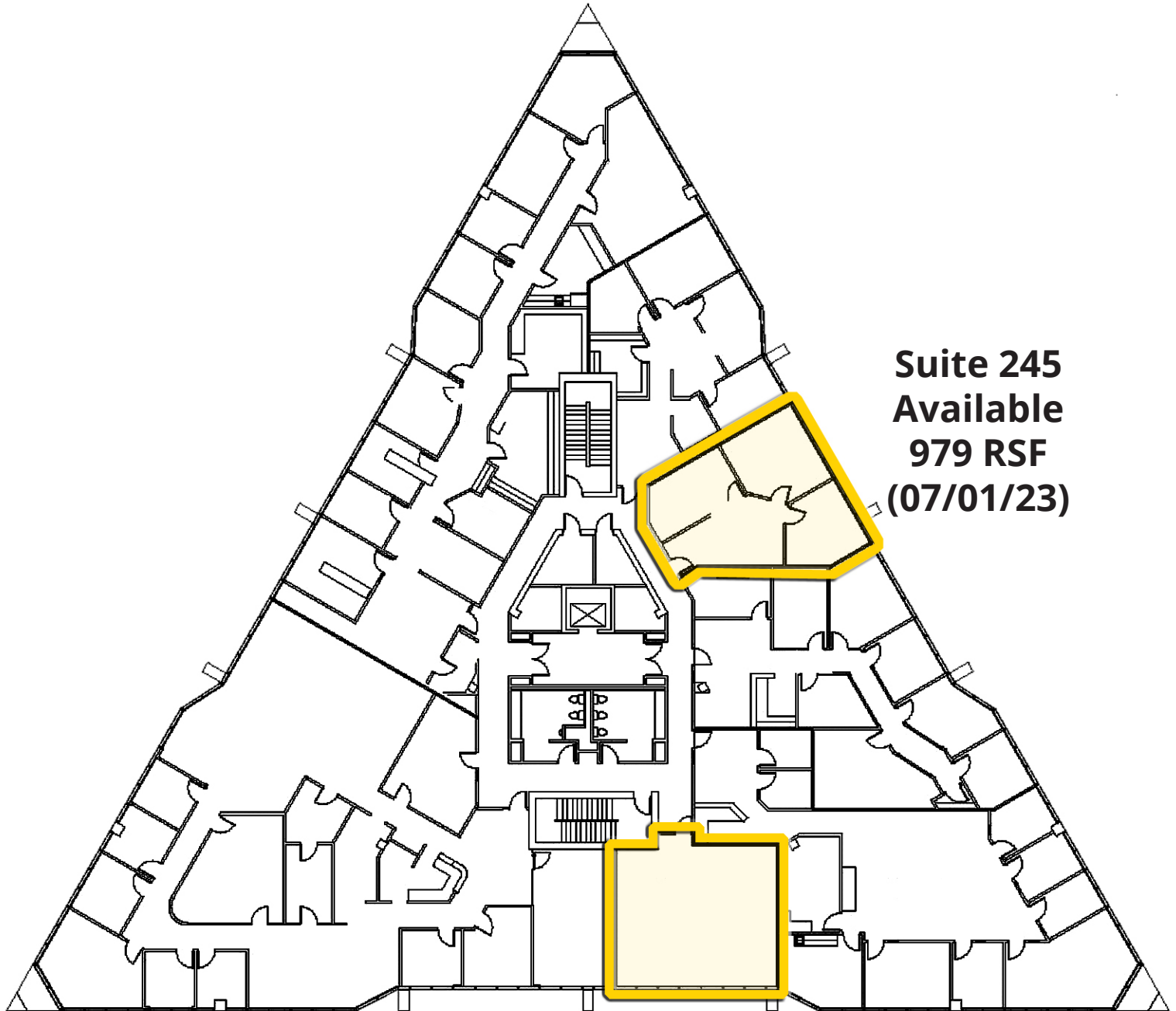
**Suite 100  
Available  
3,424 RSF**



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## 2nd Floor Plan



**Suite 245**  
**Available**  
**979 RSF**  
**(07/01/23)**

**Suite 215**  
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**(11/01/23)**



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