

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:	2nd Floor - 17,745 RSF
Building Ownership:	New Federal Drive, LLC
Lease Rate NNN:	Starting at \$13.50 to \$14.50 PSF, NNN
Expenses:	\$9.25 PSF (<i>estimated for 2022</i>)
Parking:	6 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
Senior Broker, Office & Investment
719.228.3626
mpalmer@quantumcommercial.com

PAUL PALMER
Senior Broker, Office & Investment
719.228.3629
ppalmer@quantumcommercial.com

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

Quantum Commercial Group, Inc
Commercial Real Estate Solutions

104 S Cascade Avenue, Suite 201-A | Colorado Springs, CO 80903
719.590.1717 main | 719.634.0404 fax | www.quantumcommercial.com

FOR LEASE

9910 Federal Drive, Colorado Springs, CO 80921

