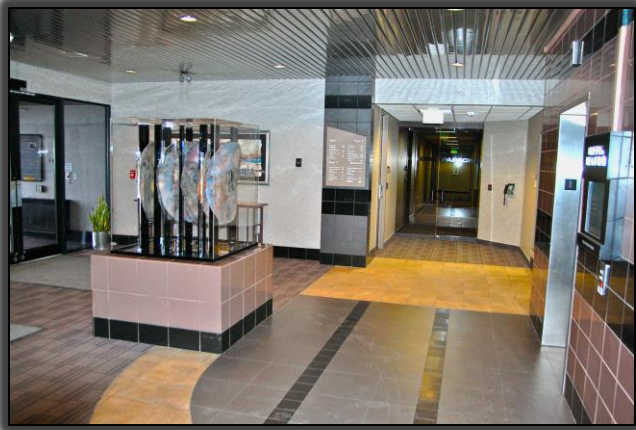


PATRIOT PARK I
985 Space Center Drive
Colorado Springs, CO 80915



PATRIOT
EQUITIES

AVAILABLE FOR LEASE



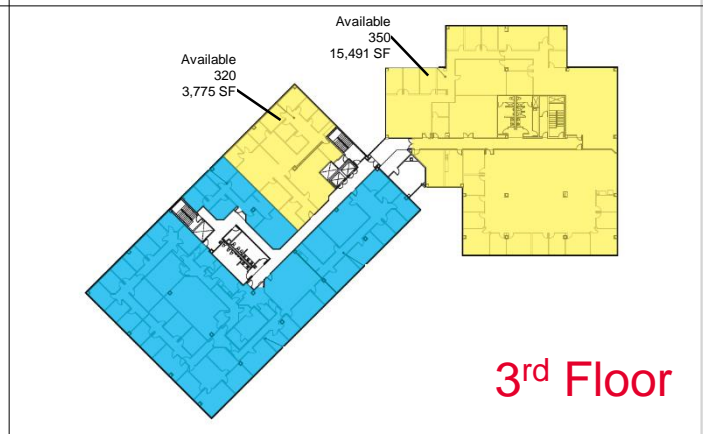
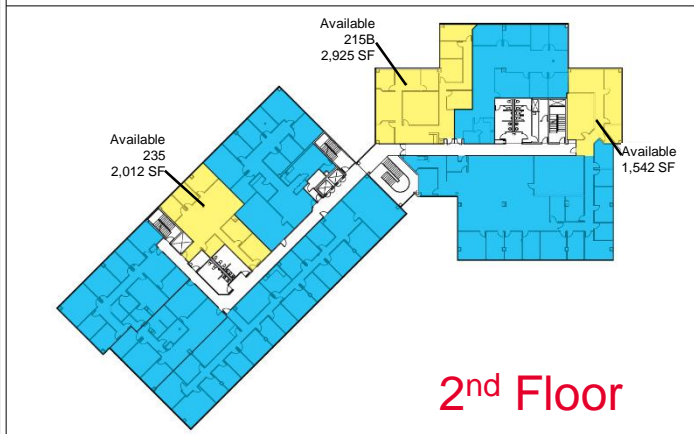
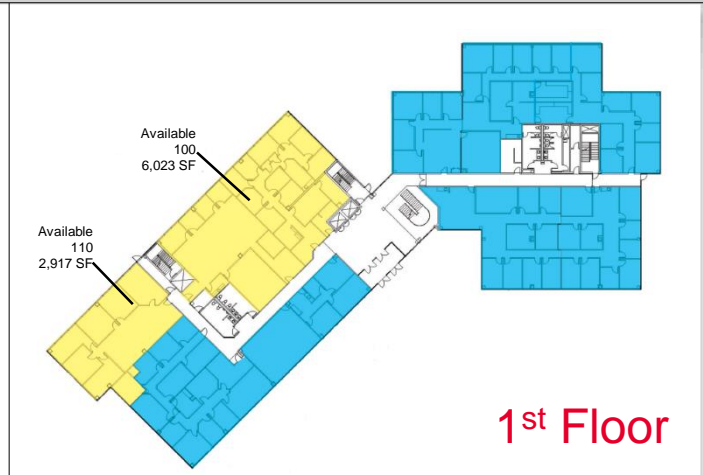
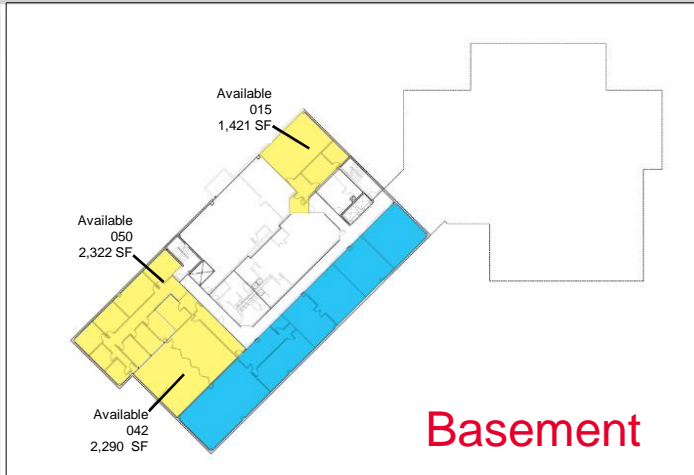
Peter Scoville
Principal
(719) 418-4063
pscoville@coscommercial.com

Greg Phaneuf
Principal
(719) 418-4064
gphaneuf@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



BUILDING FEATURES		BUILDING QUALITIES
BUILDING SIZE	103,183 RSF	<ul style="list-style-type: none"> ▪ Located in Patriot Park, the preeminent government contractor business park in Colorado Springs. ▪ Adjacent to Peterson AFB – easy access to north and west gates. ▪ Within ten minutes of Colorado Springs Airport. ▪ Restaurants, hotels, banks and full array of amenities in close proximity. ▪ Building workout facility with showers and lockers.
AVAILABLE SPACE	1,421 - 15,491 RSF	
LEASE RATE	From \$14.00 per RSF NNN	
EXPENSES	\$7.47 per RSF (2018 estimate)	
TENANT IMPROVEMENTS	Negotiable	
PARKING	3 spaces per 1,000 RSF	
YEAR CONSTRUCTED	1989	