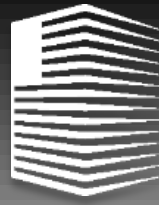


NEWPORT CENTRE ONE
1670 N. Newport Road
Colorado Springs, CO 80916
www.patriotparksouth.com



PATRIOT
EQUITIES

AVAILABLE FOR LEASE



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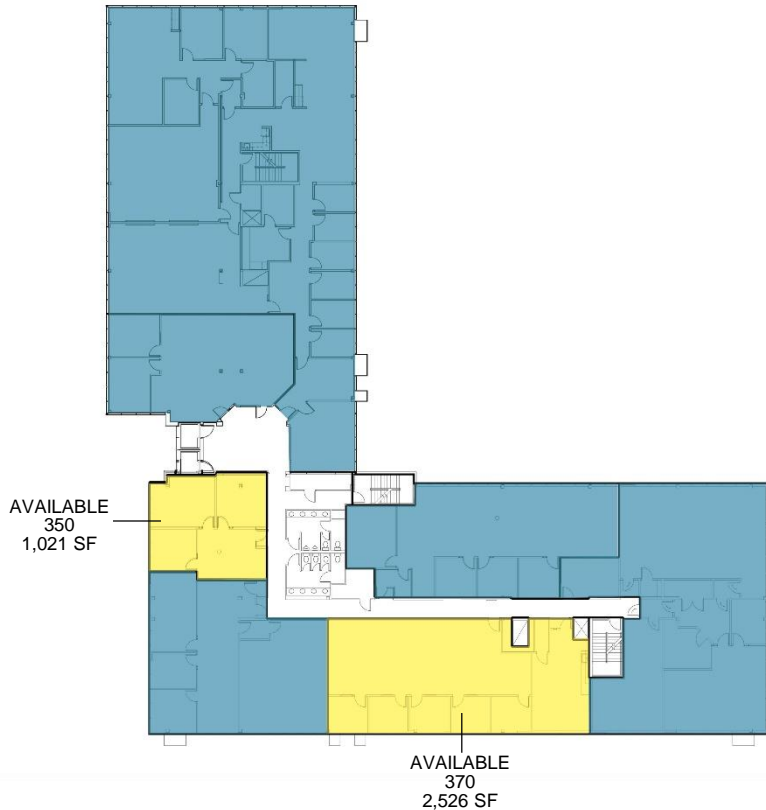
**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



Available SF Floor Plan

3rd Floor



BUILDING FEATURES		BUILDING QUALITIES
BUILDING SIZE	67,640 RSF	<ul style="list-style-type: none"> ▪ Within minutes of Colorado Springs Airport and adjacent to Peterson AFB. ▪ Visibility along major thoroughfares – at intersection of South Powers and East Fountain Blvd. ▪ Restaurants, hotels, banks and full array of amenities in close proximity.
AVAILABLE SPACE	1,021 - 2,526 RSF	
LEASE RATE	Call Broker	
EXPENSES	\$7.39 per RSF (2018 estimate)	
TENANT IMPROVEMENTS	Negotiable	
PARKING	4 spaces per 1,000 RSF	
YEAR CONSTRUCTED	1987	