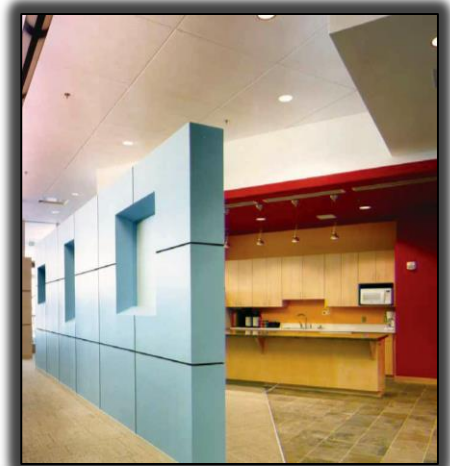


**PATRIOT AT INTERQUEST II**  
9925 Federal Drive  
COLORADO SPRINGS, CO 80921



**PATRIOT**  
EQUITIES



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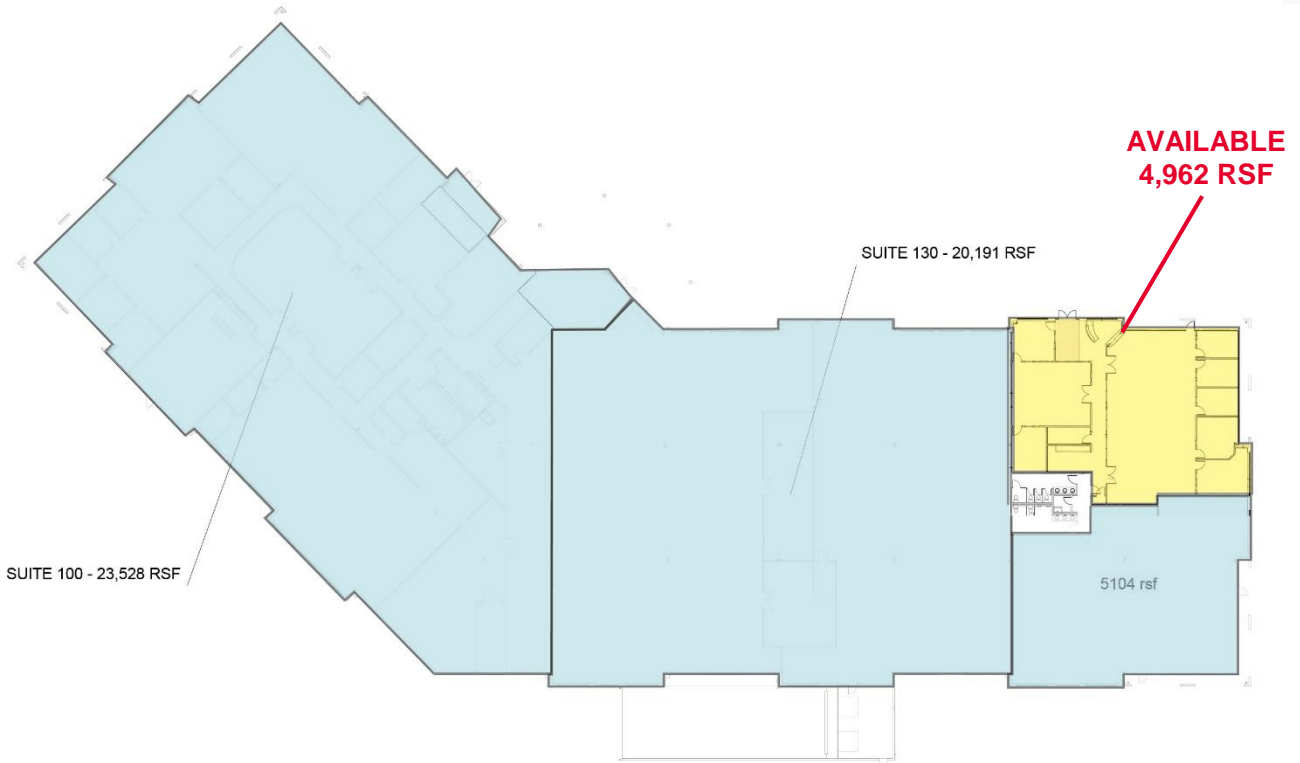


**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**



**FLOOR PLAN**



BUILDING FEATURES		BUILDING QUALITIES
BUILDING SIZE	53,785 RSF	<ul style="list-style-type: none"> <li>▪ 2<sup>nd</sup> generation office/lab space in the highest quality, single stop building in the market.</li> <li>▪ Exceptional access to I-25 and Briargate</li> <li>▪ Loading Dock</li> <li>▪ Interquests' newest construction</li> <li>▪ Ideally suited for service center and R&amp;D tenants.</li> </ul>
AVAILABLE SPACE	4,962 RSF	
LEASE RATE	From \$13.50 per RSF NNN	
EXPENSES	\$8.22 per RSF (2018 estimate)	
TENANT IMPROVEMENTS	Negotiable	
PARKING	4 spaces per 1,000 RSF (expandable to 6/1,000)	
YEAR CONSTRUCTED	2008	