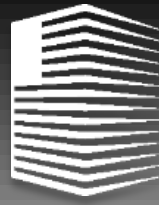


PATRIOT AT INTERQUEST IV
9960 Federal Drive
Colorado Springs, CO 80921



PATRIOT
EQUITIES

AVAILABLE FOR LEASE



Peter Scoville
Principal
(719) 418-4063
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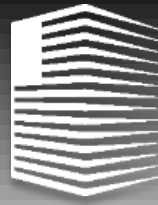
Greg Phaneuf
Principal
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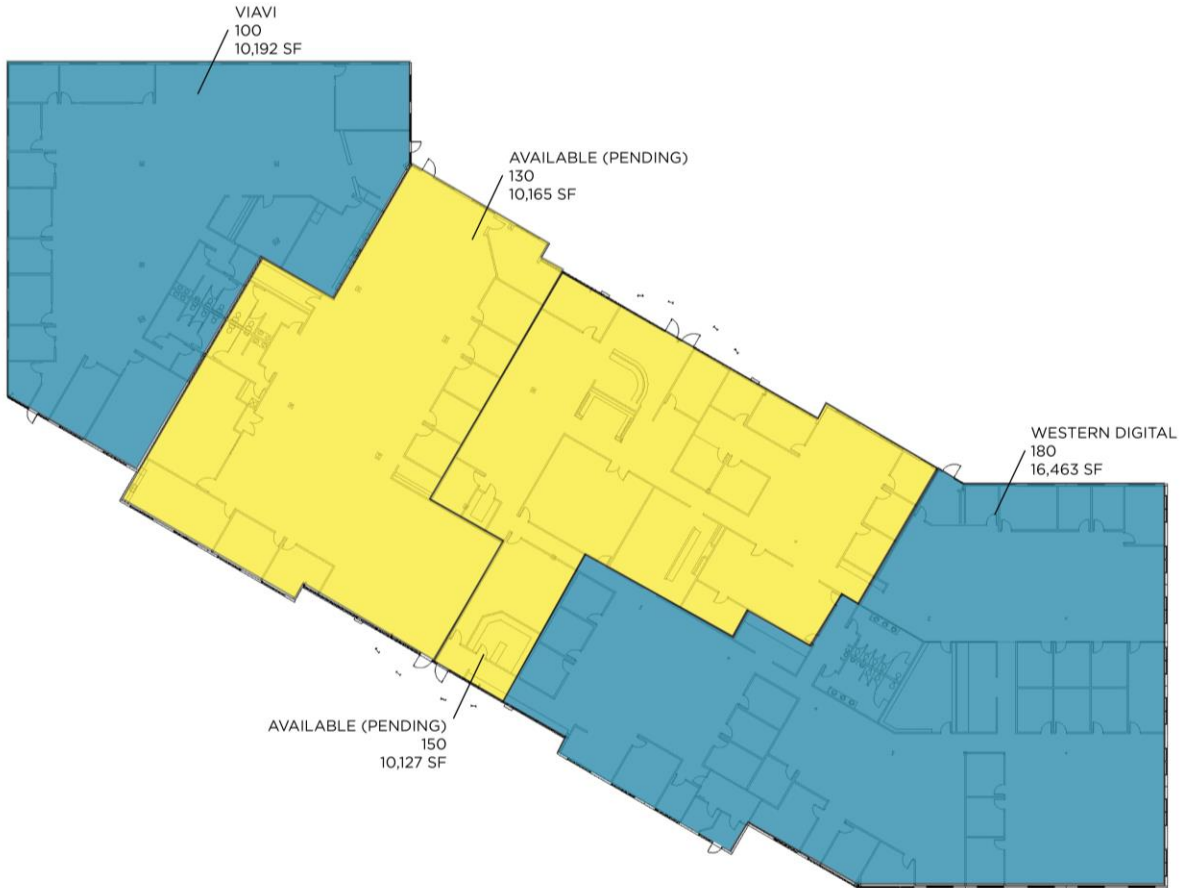
Colorado Springs
Commercial

PATRIOT AT INTERQUEST IV

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PATRIOT
EQUITIES



BUILDING FEATURES

BUILDING QUALITIES

BUILDING SIZE	46,947 RSF
AVAILABLE SPACE	Minimum Contiguous:8,000 RSF Maximum Contiguous:20,292 RSF
LEASE RATE	\$13.50 psf NNN
EXPENSES	\$9.00 per RSF (2018 estimate)
TENANT IMPROVEMENTS	Negotiable
PARKING	5 spaces per 1,000 RSF
YEAR CONSTRUCTED	2001

- 2nd generation office/lab space in the highest quality, single story building in the market.
- Exceptional access to I-25, Briargate and DTC.
- Highly efficient office/R&D space.
- Ideally suited for service center and R&D tenants.