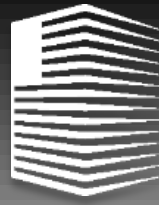


EPIC ONE
10807 New Allegiance Drive
COLORADO SPRINGS, CO 80921



PATRIOT
EQUITIES

AVAILABLE FOR LEASE



COLORADO SPRINGS' HIGHEST QUALITY OFFICE BUILDING



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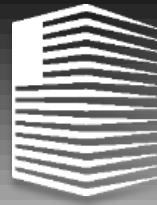
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**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

EPIC ONE
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PATRIOT
 EQUITIES

1st Floor



5th Floor



BUILDING FEATURES		BUILDING HIGHLIGHTS
BUILDING SIZE	145,814 RSF	<ul style="list-style-type: none"> ▪ Expansive mountain views from three sides of building ▪ Monument signage and possible building signage available ▪ In 2009, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council ▪ Headquarters quality space (over \$70 psf of existing TI's in place) ▪ Fully staffed, on-site property management office ▪ Fitness center on-site ▪ Adjacent to booming retail growth under development ▪ 15 minutes from downtown Colorado Springs, 60 minutes from Denver
AVAILABLE SPACE	1ST FLOOR: Suite 125: 1,394 RSF Suite 155: 4,235 SF 5TH FLOOR: Suite 510: 10,153 RSF	
LEASE RATE	\$18.00 per RSF	
EXPENSES	\$9.96 per RSF (2018 estimate)	
TENANT IMPROVEMENTS	Negotiable	
PARKING	4.5 Stalls per 1,000 RSF	
YEAR CONSTRUCTED	2009	
INTERQUEST LOCATION	Strategically located in growth corridor with exceptional access to restaurants, hotels, and I-25	

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