

**PATRIOT AT NEWPORT**  
1055 Newport Road  
COLORADO SPRINGS, CO 80916



**PATRIOT**  
EQUITIES



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**CUSHMAN &  
WAKEFIELD**

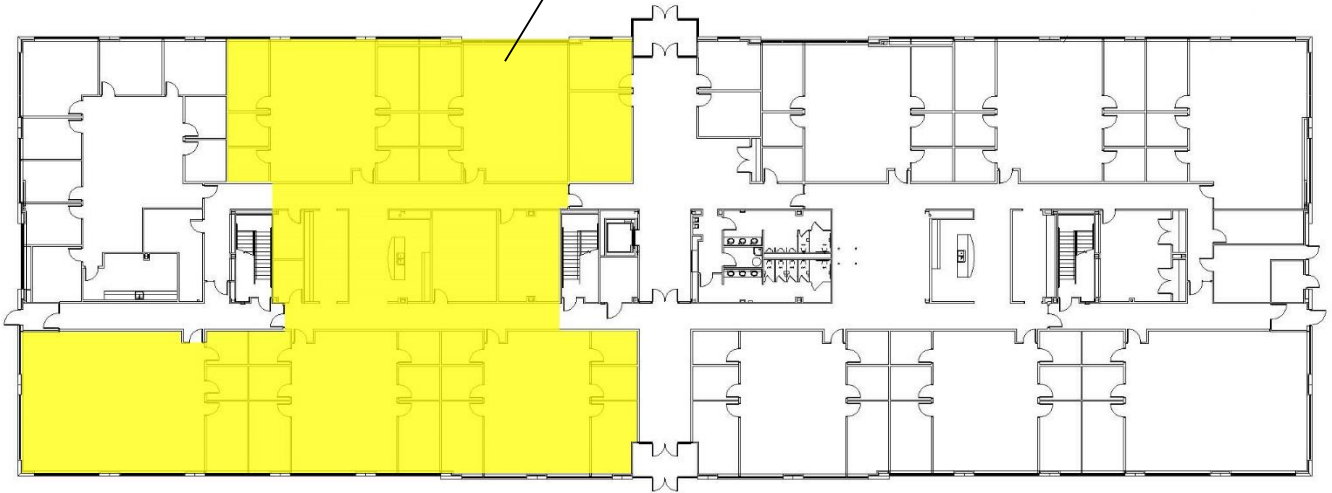
**Colorado Springs  
Commercial**



**AVAILABLE SPACE**

**1<sup>st</sup> Floor**

AVAILABLE  
 150  
 11,381 SF



**BUILDING FEATURES**

**BUILDING QUALITIES**

BUILDING SIZE	59,763 RSF
AVAILABLE SPACE	11,381 RSF (divisible)
LEASE RATE	From \$16.50 per RSF NNN
EXPENSES	\$7.19 per RSF (2018 estimate)
TENANT IMPROVEMENTS	Negotiable
PARKING	4.5 spaces per 1,000 RSF
YEAR CONSTRUCTED	2008

- Within minutes of Colorado Springs Airport and adjacent to Peterson AFB.
- Visibility along major thoroughfares – at intersection of South Powers and Newport.
- Restaurants, hotels, banks and full array of amenities in close proximity.