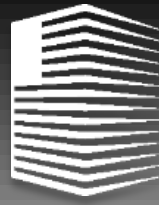
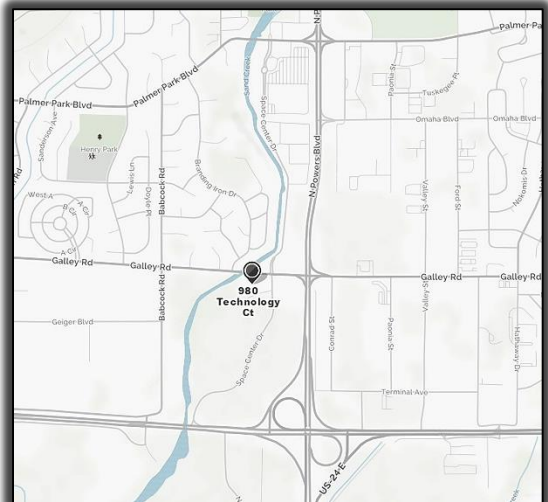


PATRIOT PARK II
980 TECHNOLOGY COURT
COLORADO SPRINGS, CO 80915



PATRIOT
EQUITIES

AVAILABLE FOR SALE/LEASE



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**CUSHMAN &
WAKEFIELD**

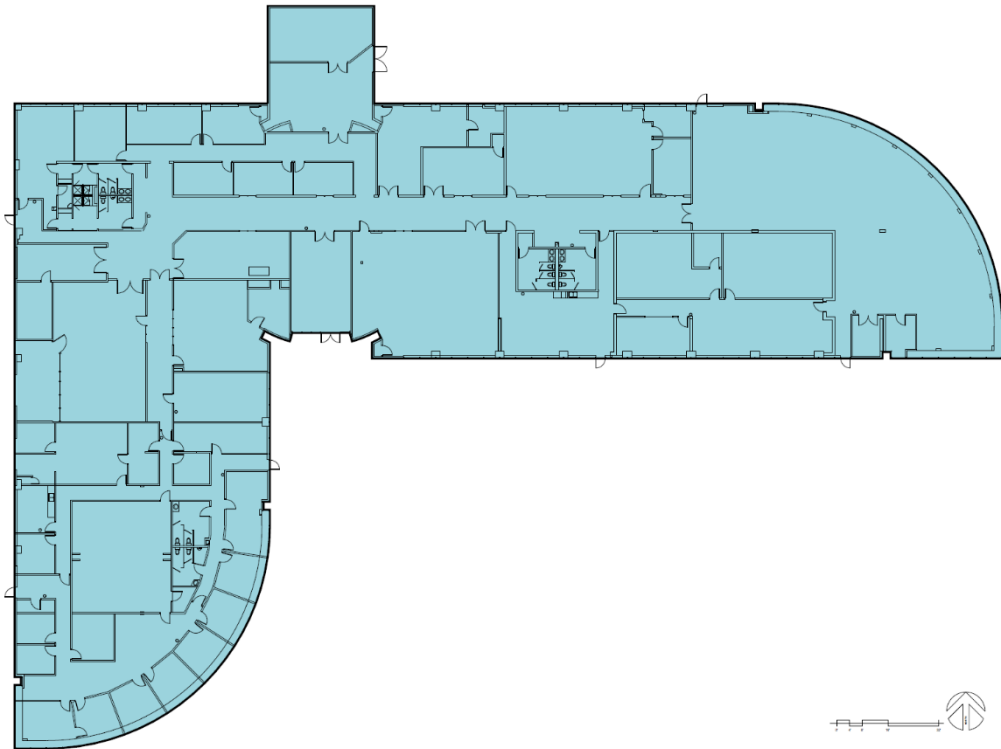
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BUILDING FEATURES

BUILDING HIGHLIGHTS

BUILDING SIZE	33,190 RSF
AVAILABLE SPACE	33,190 RSF (available early 2019)
LEASE RATE	From \$13.50 psf NNN
EXPENSES	\$6.25 psf (2019 estimate), exclusive of utilities & janitorial
TENANT IMPROVEMENTS	Negotiable
PARKING	3 Stalls per 1,000 RSF
YEAR CONSTRUCTED	1995

- Flexible single-story building
- SCIF & secure rooms
- Roll-up door
- Great building identity at Powers Blvd & Galley Rd
- Located within Patriot Park and minutes to Peterson Air Force Base
- Great single-tenant building

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