

CENTENNIAL TECHNOLOGY CENTER

4820 & 4920 CENTENNIAL BLVD

COLORADO SPRINGS, CO 80907

OFFICE/FLEX FOR LEASE



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



# 4820 & 4920 CENTENNIAL BLVD

COLORADO SPRINGS, CO 80907

**AVAILABLE SPACE:**

4820 Centennial: Suite 100: 3,276 RSF (sublease: LXD 8/31/24)   
Suite 165: 13,093 RSF  
4920 Centennial: Entire Bldg: 59,970 RSF

**LEASE RATE:**

\$15.00 per RSF NNN

**EXPENSES:**

4820 Centennial: \$8.03 per RSF (2024 est.)  
4920 Centennial: \$5.76 per RSF (2024 est.)

**PARKING RATIO:**

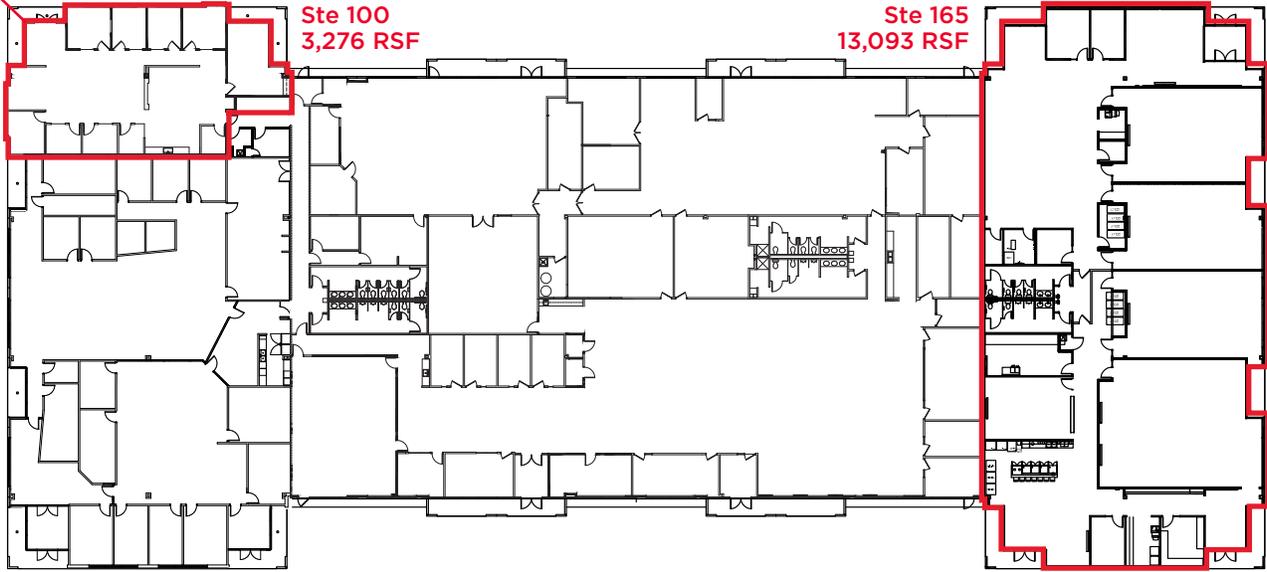
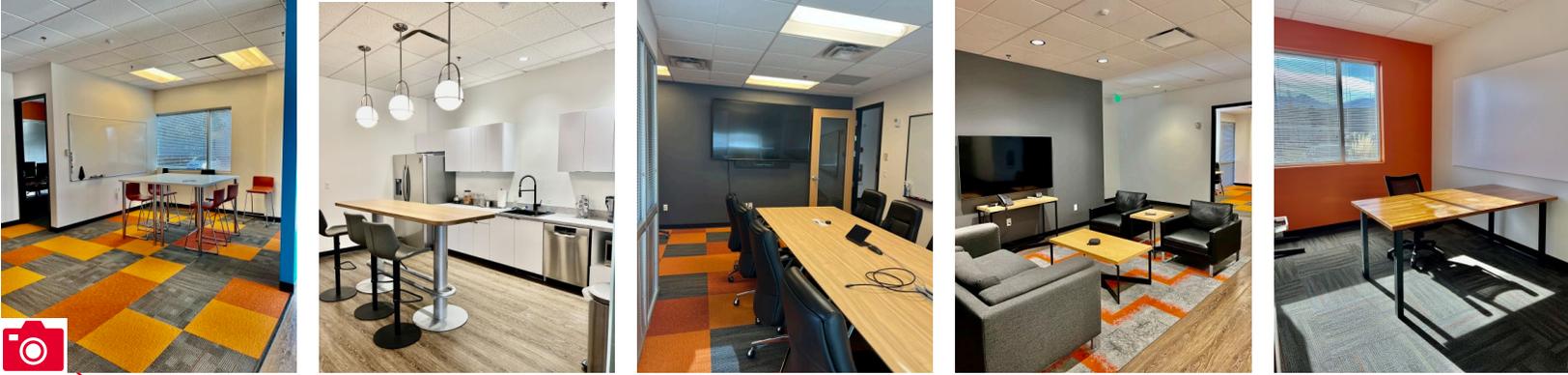
5:1,000 RSF

- Single-story office/flex
- Flexible, open floor plans
- Campus setting with mountain views
- HVAC via RTU with VAV

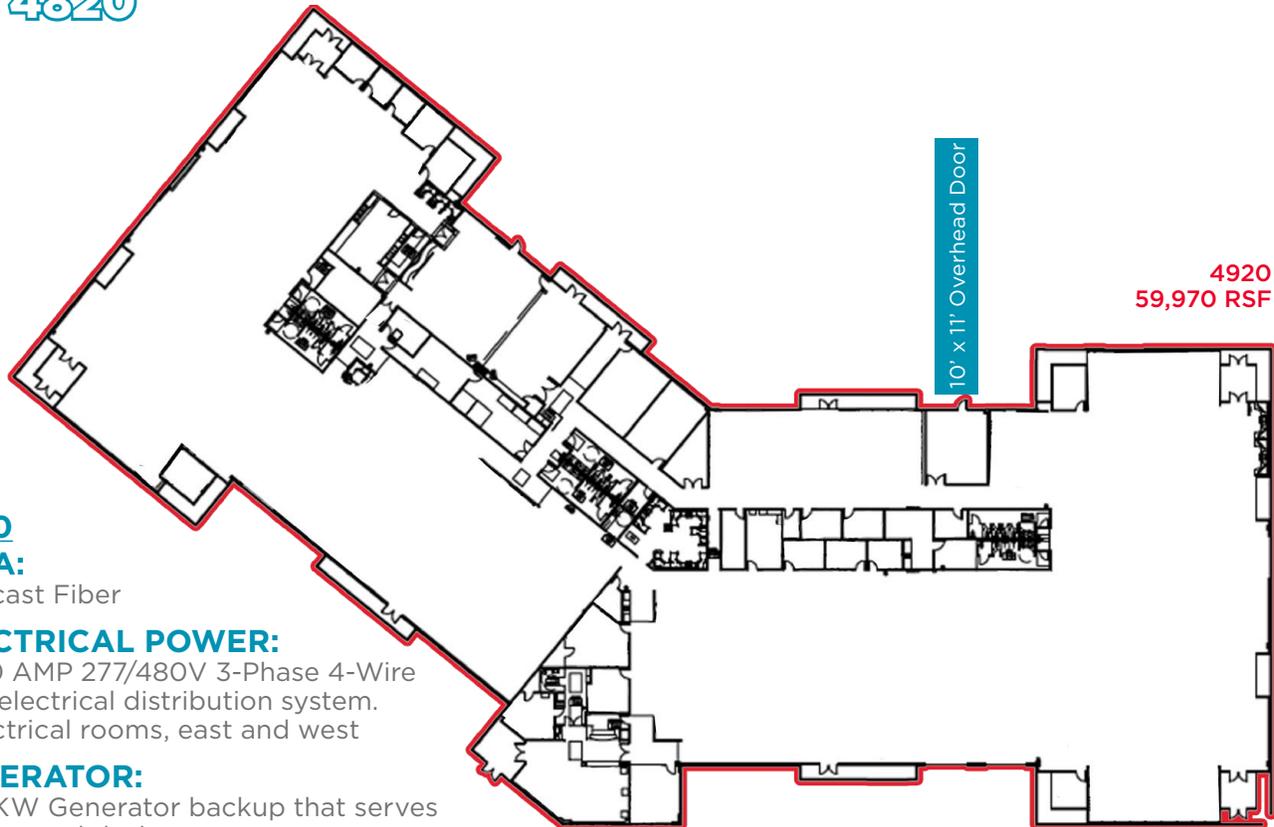
**POTENTIAL USERS:**

OFFICE/FLEX  
STORAGE  
LIGHT INDUSTRIAL/MANUFACTURING





4820



4920  
59,970 RSF

**4920**  
**DATA:**

Comcast Fiber

**ELECTRICAL POWER:**

2,500 AMP 277/480V 3-Phase 4-Wire  
Main electrical distribution system.  
2 electrical rooms, east and west

**GENERATOR:**

500 KW Generator backup that serves  
lighting and desks

**LOADING:**

(1) OVERHEAD DOOR (DRIVE-IN) 10' X 11', with potential to add additional overhead doors

4920



## DEMOGRAPHICS & TRAFFIC COUNTS

	3 Mile	5 Mile	10 Mile
Population (2022)	52,261	146,526	526,159
Projected Population (2027)	56,354	157,552	569,836
Households (2022)	22,748	64,352	210,215
Projected Households (2027)	24,532	69,193	227,475
Avg. Household Income	\$97,706	\$89,149	\$90,044
Median Household Income	\$73,624	\$68,093	\$69,397
Median Age	40.2	39.1	36.1
Bachelor's Degree or Higher	46%	42%	37%
Median Home Value	\$365,153	\$342,446	\$319,504
Traffic Counts: Garden of the Gods Rd at Centennial Blvd			47,579 VPD
Traffic Counts: Centennial Blvd at List Dr			20,704 VPD
Traffic Counts: Garden of the Gods Rd at I-25			81,808 VPD

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Commercial**