



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

**4820 & 4920
CENTENNIAL BLVD
COLORADO SPRINGS, CO 80907**

CENTENNIAL TECHNOLOGY CENTER




OFFICE/FLEX • FOR LEASE

4820 & 4920
CENTENNIAL BLVD
COLORADO SPRINGS, CO 80907

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



AVAILABLE SPACE:

4820 Centennial: Suite 100: 3,276 RSF (Spec Suite) 
Suite 145: 23,845 RSF (5/1/25)
Suite 165: 13,093 RSF
36,938 RSF contiguous

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

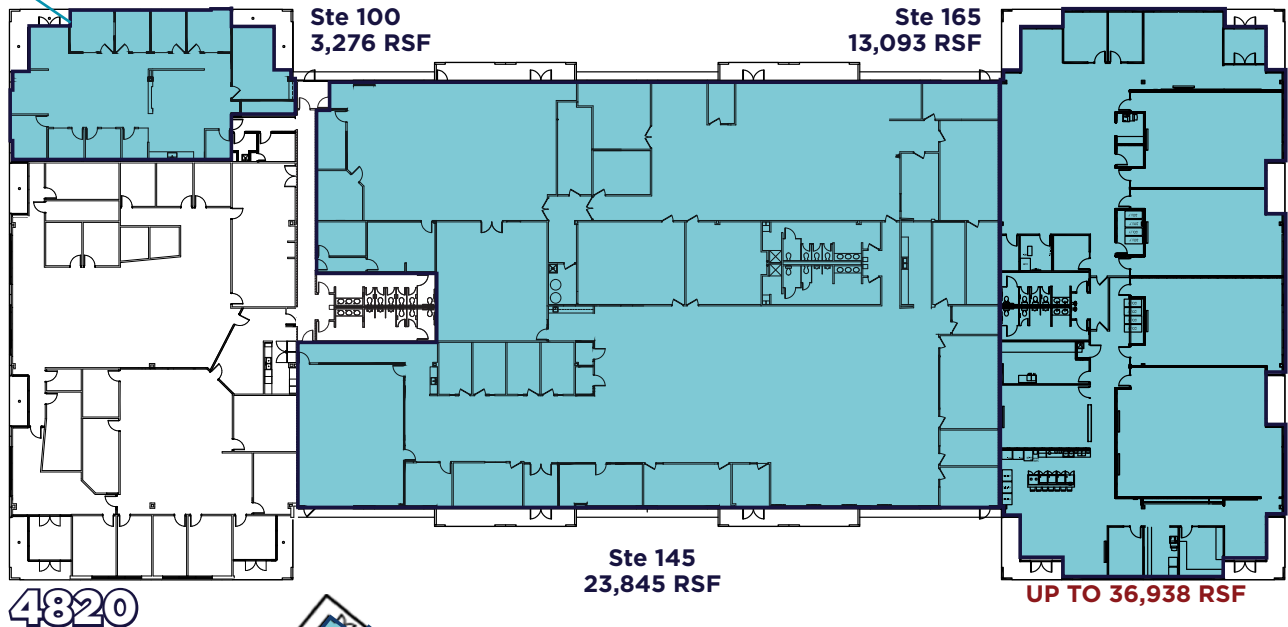
POTENTIAL USERS:

- OFFICE/FLEX
- STORAGE
- LIGHT INDUSTRIAL/MANUFACTURING

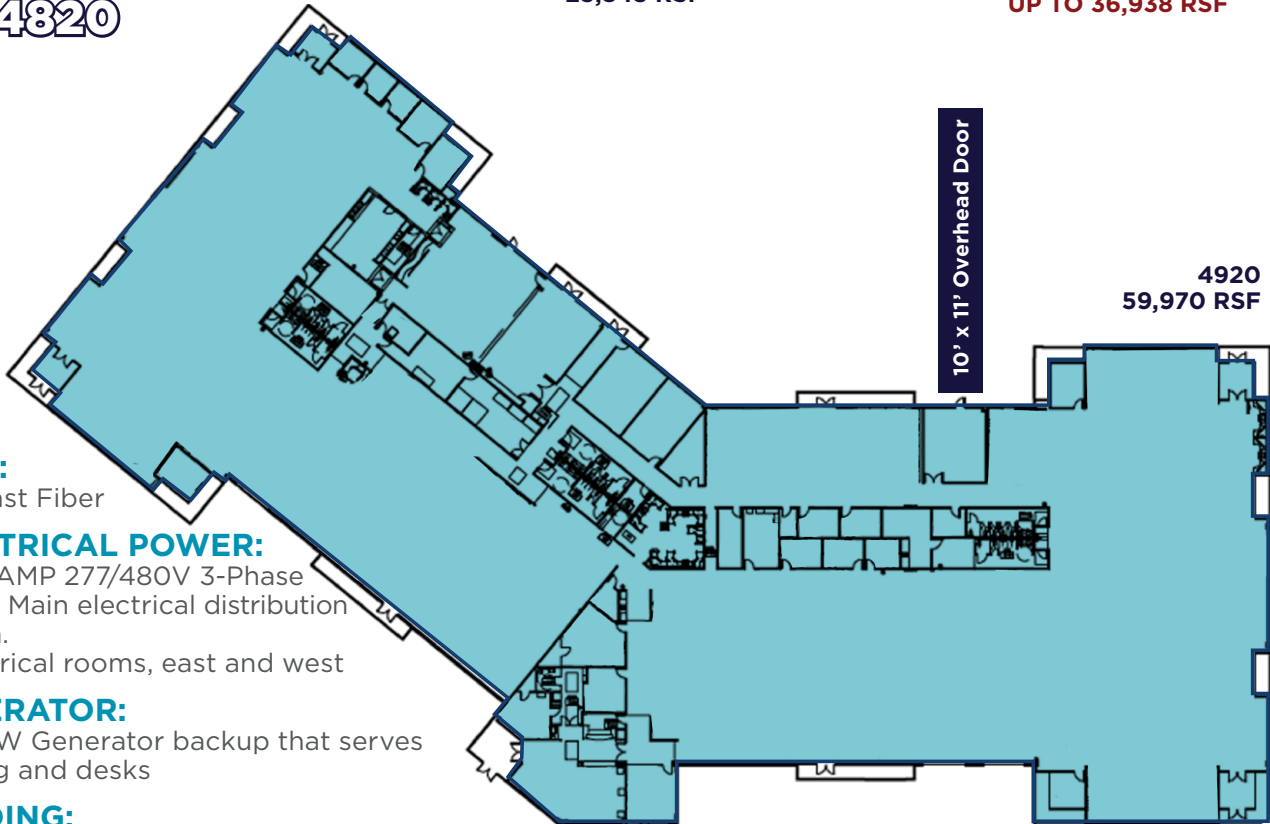




SPEC SUITE #100: 3,276 RSF



4820



4920
59,970 RSF

10' x 11' Overhead Door

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

CEILING HEIGHT:

18'

4920



DEMOGRAPHICS & TRAFFIC COUNTS

| | 3 Mile | 5 Mile | 10 Mile |
|--|-----------|-----------|------------|
| Population (2024) | 51,838 | 145,680 | 523,326 |
| Projected Population (2029) | 54,103 | 151,777 | 547,638 |
| Households (2024) | 22,464 | 63,361 | 208,647 |
| Projected Households (2029) | 23,497 | 66,168 | 218,804 |
| Avg. Household Income | \$101,423 | \$96,735 | \$97,987 |
| Median Household Income | \$74,588 | \$73,352 | \$75,132 |
| Median Age | 41 | 39.7 | 36.7 |
| Bachelor's Degree or Higher | 44% | 42% | 38% |
| Median Home Value | \$452,125 | \$426,007 | \$394,709 |
| 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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