



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



1755 TELSTAR DRIVE
COLORADO SPRINGS, CO 80920

CLASS A OFFICE FOR LEASE



OWNED AND MANAGED BY:

Broe
Real Estate Group



1755 TELSTAR DRIVE
COLORADO SPRINGS, CO 80920

BUILDING AMENITIES



FITNESS
CENTER



SHOWERS &
LOCKERS



AMPLE
PARKING

NEIGHBORS

T. Rowe Price	Northpointe Bank
USAA	Apogee Engineering
Wells Fargo	California Casualty
Kaiser Permanente	LinQuest
Lockheed Martin	Thrivent Financial
Challenger Homes	Caption Call
USPS	DaVita Medical
T-Mobile	AECOM
Strategic Financial Partners	Rocky Mountain Healthcare
Charles Schwab	Keller Homes

RETAIL/SERVICES

Apple	Market
Anthropologie	Pier 1 Imports
Gap	Banana Republic
Pottery Barn	Ulta Beauty
lululemon	Eddie Bauer
Sephora	Bath & Body Works
Nordstrom Rack	T-Mobile
Whole Foods	Jos. A Bank
Toni & Guy	Macy's
Williams-Sonoma	DSW
White House Black	REI



CLASS-A OFFICE SPACE WITH HIGH-END FINISHES
RECENT COMMON AREA IMPROVEMENTS
PANORAMIC FRONT RANGE VIEWS
EASY ACCESS TO I-25/MINUTES TO DOWNTOWN



BUILDING SIZE:

156,311 RSF

AVAILABLE SPACE:

Suite 204: 3,780 RSF (pending)

Suite 211B: 2,791 RSF

Suite 301: 10,138 RSF

Suite 506: 3,844 RSF (pending)

LEASE RATE:

\$21.00 per RSF NNN

EXPENSES:

\$9.81 per RSF (2024 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

4 spaces per 1,000 RSF

STORIES:

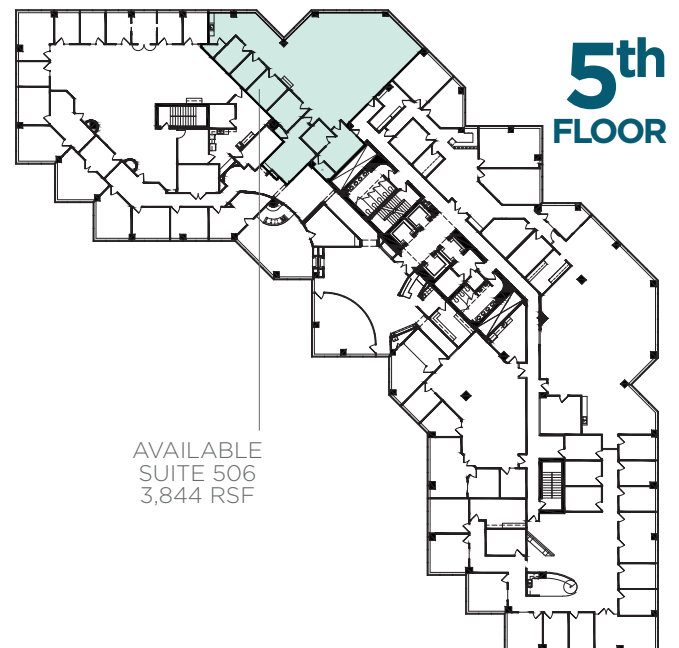
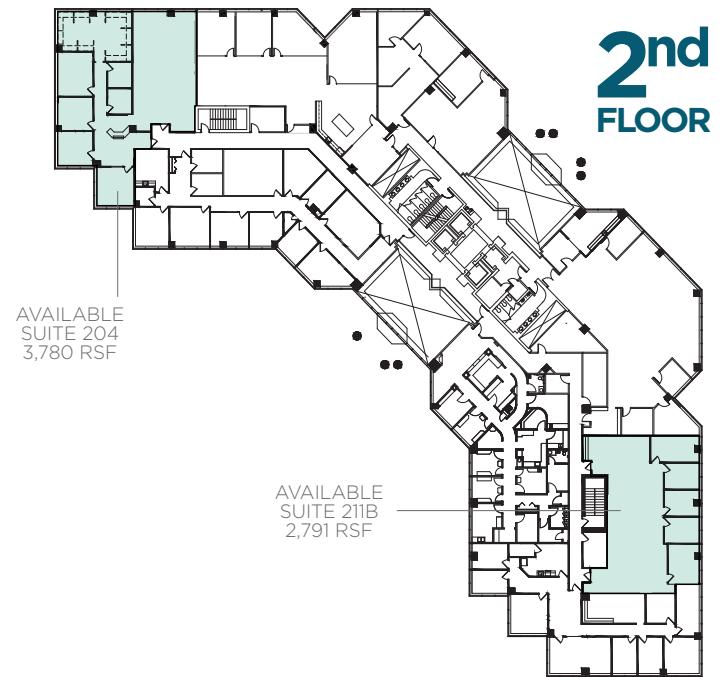
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INTERNET/FIBER:

Comcast, Level 3/TW Telecom

Cricket (cable only)

Century Link (cable only)





5 MINUTES TO
I-25



20 MINUTES TO
DOWNTOWN



30 MINUTES TO
COS AIRPORT



AREA RESTAURANTS

Applebee's
Bad Daddy's Burger Bar
Basil & Barley
Biaggi's
Buffalo Wild Wings
Chaang Thai
Chick-fil-A
Chipotle
Chuy's
Cold Stone
Cracker Barrel

Crave Real Burgers
Culver's
Dutch Bros Coffee
Einstein Bros.
Five Guys
HuHot Mongolian Grill
IHOP
Jimmy Johns
Kung Fu Tea
Lanshing Cafe
Lazy Dog

Lulu's Frozen Yogurt
Marco's Pizza
Menya Ramen & Poke
Mimi's Cafe
MOD Pizza
Modern Market
Monica's Taco Shop
Old Chicago
Olive Garden
On the Border
Outback Steakhouse
P.F. Chang's

Panera Bread
Pei Wei Asian Kitchen
QDOBA
Raising Cane's
Red Robin
Saltgrass Steakhouse
Schlotzky's
Smashburger
Snooze, an A.M. eatery
Starbucks

Steak 'n Shake
Ted's Montana Grill
Thai Basil
Tilted Kilt
Tokyo Joe's
Urban Egg
Urban Tandoor
Ziggi's Coffee

EXCLUSIVE LEASING AGENTS

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