



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:	2,429 RSF (pending)
Suite 212:	<u>5,163 RSF</u>
	7,592 RSF contiguous
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:

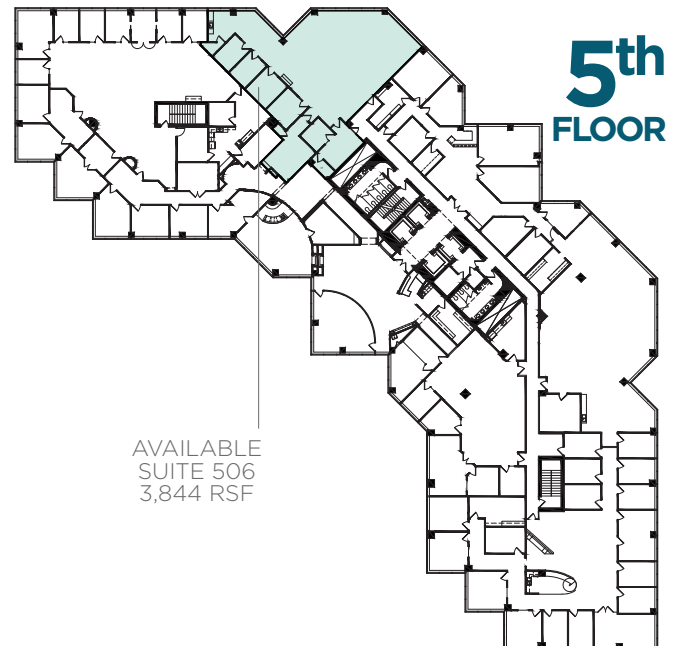
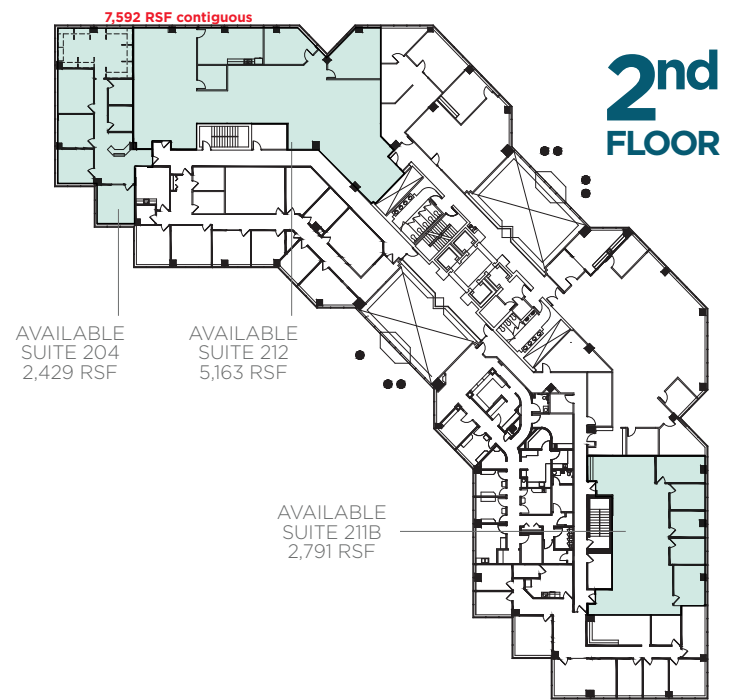
4 spaces per 1,000 RSF

STORIES:

5

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 | Crave Real Burgers | Lulu's Frozen Yogurt | Panera Bread | Steak 'n Shake |
| Bad Daddy's Burger Bar | Culver's | Marco's Pizza | Pei Wei Asian Kitchen | Ted's Montana Grill |
| Basil & Barley | Dutch Bros Coffee | Menya Ramen & Poke | Kitchen | Thai Basil |
| Biaggi's | Einstein Bros. | Mimi's Cafe | QDOBA | Tilted Kilt |
| Buffalo Wild Wings | Five Guys | MOD Pizza | Raising Cane's | Tokyo Joe's |
| Chaang Thai | HuHot Mongolian Grill | Modern Market | Red Robin | Urban Egg |
| Chick-fil-A | IHOP | Monica's Taco Shop | Saltgrass Steakhouse | Urban Tandoor |
| Chipotle | Jimmy Johns | Old Chicago | Schlotzky's | Ziggi's Coffee |
| Chuy's | Kung Fu Tea | Olive Garden | Smashburger | |
| Cold Stone | Lanshing Cafe | On the Border | Snooze, an A.M. eatery | |
| Cracker Barrel | Lazy Dog | Outback Steakhouse | Starbucks | |
| | | P.F. Chang's | | |

EXCLUSIVE LEASING AGENTS

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