



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

# TECH II 5555

**TECH CENTER DR**

COLORADO SPRINGS, CO 80919

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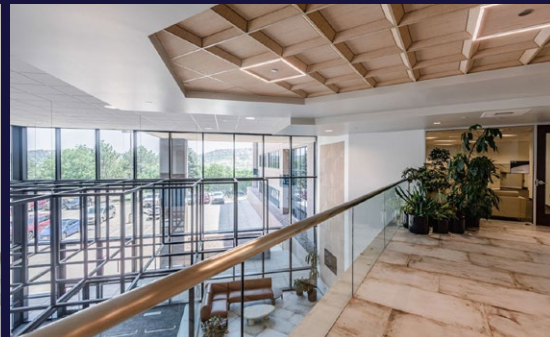
**Office for Sublease**  
**Suite 120: 6,449 SF**





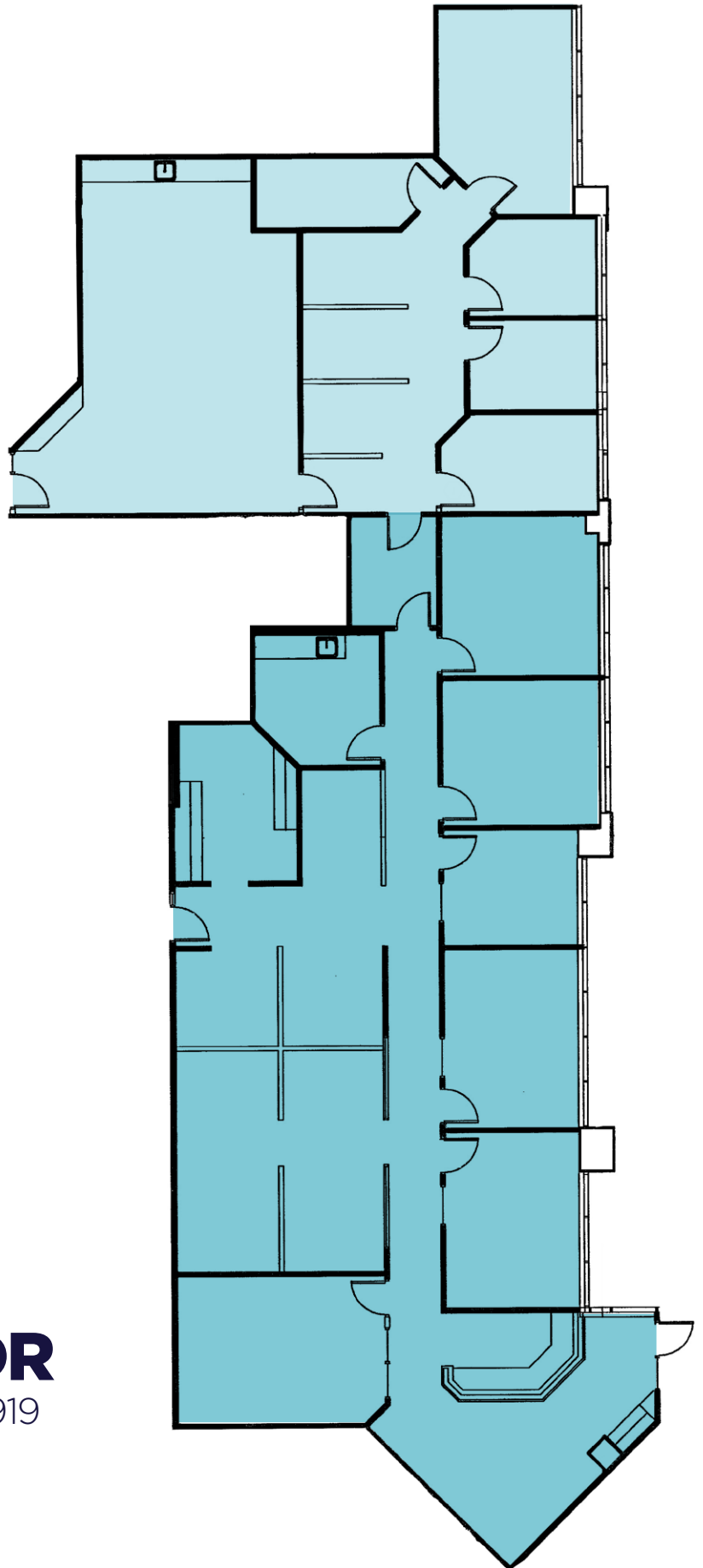
# 5555 TECH CENTER DR

<b>BUILDING SIZE</b>	142,216 RSF
<b>AVAILABLE SPACE</b>	Suite 120 (Sublease) <b>1,685-6,449 RSF</b>
<b>LEASE RATE</b>	\$17.50 per RSF NNN
<b>TERM</b>	Through 11/30/2027
<b>EXPENSES</b>	\$11.25 per RSF (2024 estimate)
<b>PARKING</b>	4 spaces per 1,000 RSF (including 1:1,000 covered)
<b>NUMBER OF STORIES</b>	4



# HIGHLIGHTS

- On-site property management
- Two fiber providers
- Free on-site fitness center with locker room
- Free covered parking 1 per 1,000 RSF
- Convenient central location  
1 minute to I-25, 7 minutes to Briargate & 10 minutes to Downtown
- Can be demised to 2 separate Suites 1,685-6,449 SF



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GARDEN OF THE GODS RD



ROCKRIMMON BLVD

AUSTIN BLUFFS PKWY

NEVADA AVE

**CUSHMAN & WAKEFIELD** | **Colorado Springs Commercial**

**GRANT SEANOR**  
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