

**CLASS A OFFICE  
FOR LEASE**



# EPIC ONE

10807 New Allegiance Drive, Colorado Springs, CO 80921



**Colorado Springs  
Commercial**

# EPIC ONE

10807 New Allegiance Drive  
Colorado Springs, CO 80921



## BUILDING FEATURES



Expansive mountain views from three sides of building



Headquarter quality space (over \$70 psf of existing TI's in place)



Adjacent to booming retail growth under development



Monument signage and possible building signage available



Fully staffed, on-site property management office



Prominent highway identity, exception location and access



Class A LEED Silver Certified Office



Fitness center on-site



High-end finishes throughout

### BUILDING SIZE:

146,099 RSF

### AVAILABLE SPACE:

Suite 125: 1,394 RSF  
Suite 350: 12,332 RSF (6/21/25)  
Suite 520: 3,533 RSF (spec suite)

### LEASE RATE:

\$25.00 per RSF NNN

### EXPENSES:

\$10.82 per RSF (2024 estimate)

### TENANT IMPROVEMENTS:

Negotiable

### PARKING:

5 spaces per 1,000 RSF

### STORIES:

5

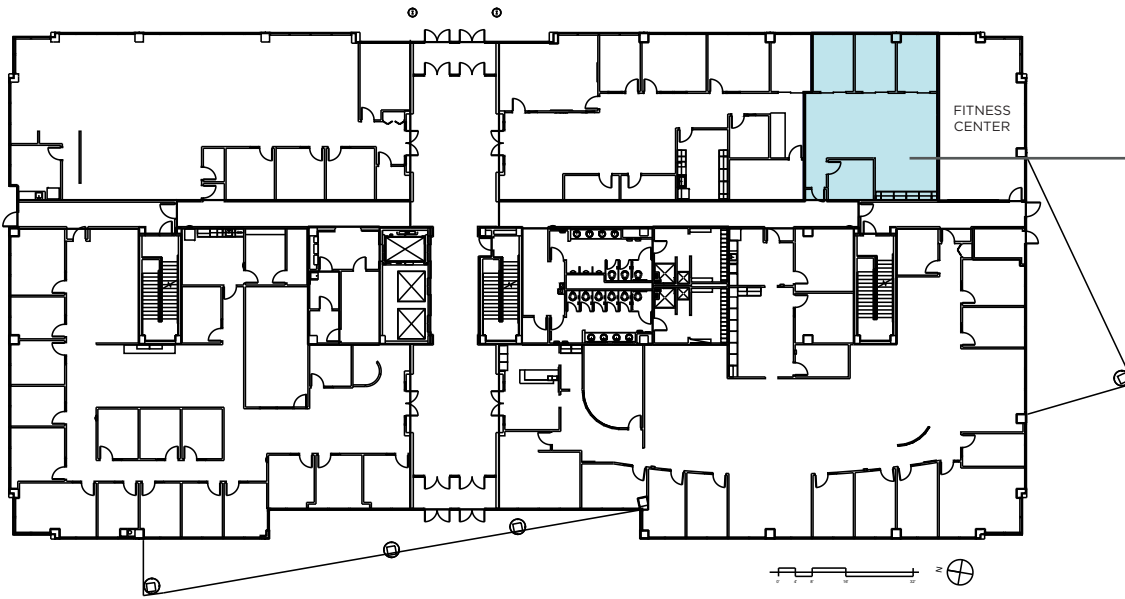
### YOC:

2009



# FLOOR PLANS

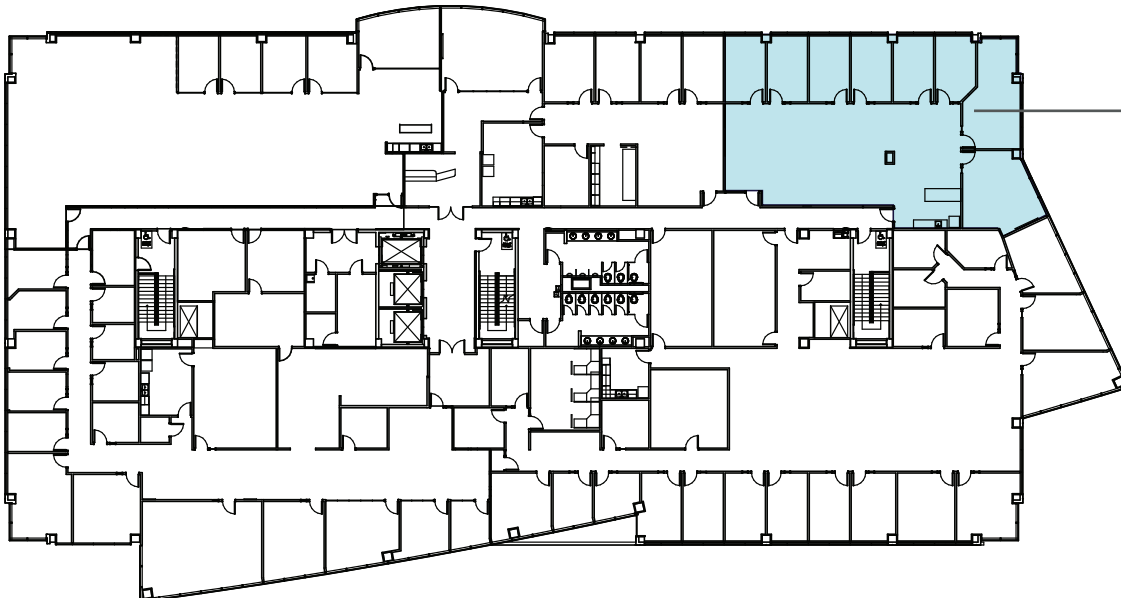
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3



5



# ALBANY ROAD

REAL ESTATE PARTNERS

Eisenhower Golf Club

Falcon Stadium



USAFA Visitor Center



800 employees

Ent CU Headquarters

Albert Vein Institute, Church Community Builder, Mtn West Conference, Penguin Random House



U.S. AIR FORCE ACADEMY

18,500 Acres

136,000 VPD



St. Francis – Interquest

ASCEND CLINICAL

UnitedHealthcare

PHILIPS

Western Digital

VIACI

FalconView Apartments 288 Units

FEDERAL DR



LOCKHEED MARTIN

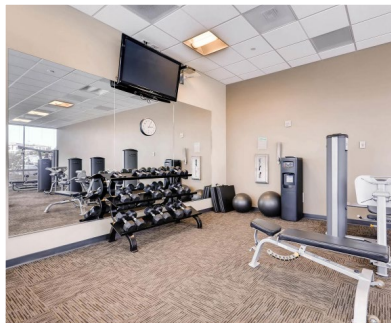
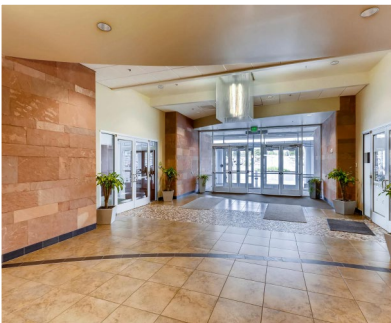
INTERQUEST PKWY

## DRIVE TIMES

Downtown Colorado Springs  
15 Minutes

Colorado Springs Airport  
30 Minutes

Metro Denver  
35 Minutes



# 117,932

Population

# \$112,381

Median Household Income

# 37.4

Median Age

5 mile radius  
Source: CoStar

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