



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

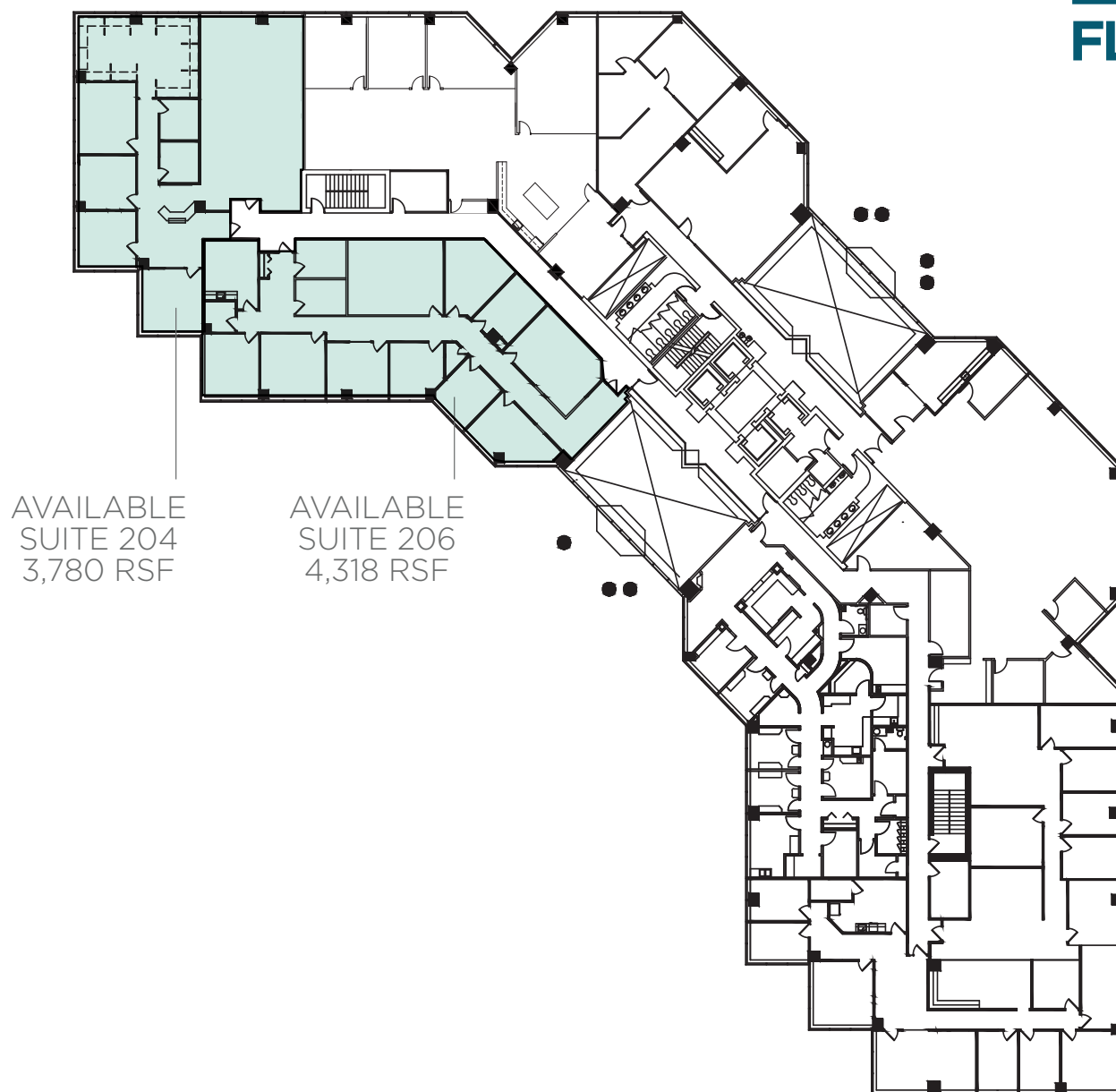


**CLASS-A OFFICE SPACE WITH HIGH-END FINISHES**  
**RECENT COMMON AREA IMPROVEMENTS**  
**PANORAMIC FRONT RANGE VIEWS**  
**EASY ACCESS TO I-25/MINUTES TO DOWNTOWN**





# 2<sup>nd</sup> FLOOR



AVAILABLE  
SUITE 204  
3,780 RSF

AVAILABLE  
SUITE 206  
4,318 RSF

## AVAILABLE SPACE:

Suite 204:  
3,780 RSF

Suite 206:  
4,318 RSF

Suite 204/206:  
8,098 RSF

## BUILDING SIZE:

156,311 RSF

## LEASE RATE:

Contact Broker

## EXPENSES:

\$9.59 per RSF (2025 est.)

## 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



DENVER METRO  
(30 MIN)



ZEB APARTMENTS  
193 Units

ELEMENTS AT  
BRIARGATE  
300 Units



## 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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