



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

4820

CENTENNIAL BLVD

COLORADO SPRINGS, CO 80907

CENTENNIAL TECHNOLOGY CENTER



OFFICE/FLEX • FOR LEASE



AVAILABLE SPACE: Suite 145: 23,845 RSF
Suite 165: 13,093 RSF
145/165: 36,938 RSF contiguous

LEASE RATE: \$16.00 per RSF NNN

EXPENSES: \$8.03 per RSF (2024 est.)

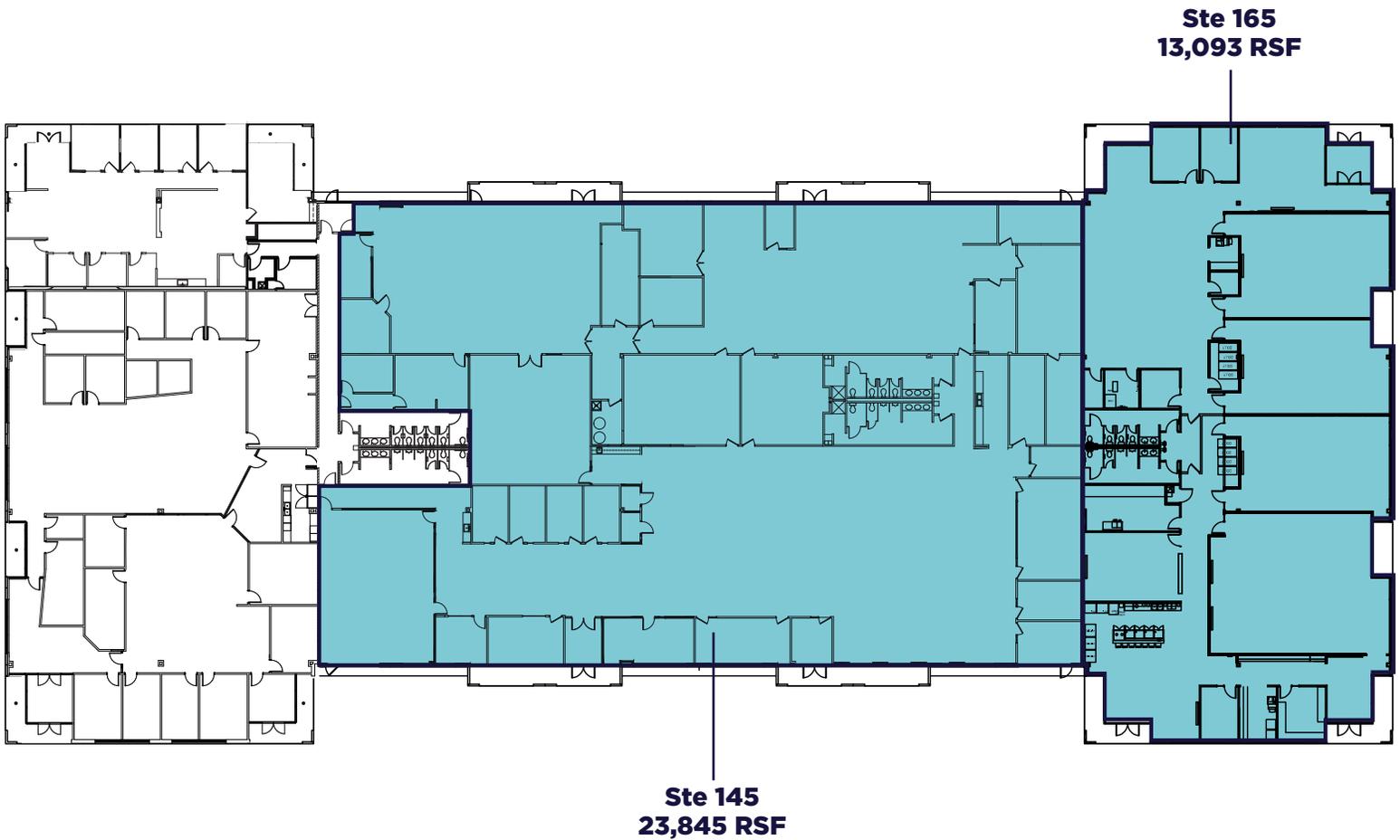
PARKING RATIO: 5:1,000 RSF



POTENTIAL USERS:
OFFICE/FLEX
STORAGE
LIGHT INDUSTRIAL/MANUFACTURING

FLOOR PLAN

13,093-36,938 RSF



- Single-story office/flex
- Flexible, open floor plans
- Campus setting with mountain views
- HVAC via RTU with VAV



DEMOGRAPHICS & TRAFFIC COUNTS

	3 Mile	5 Mile	10 Mile
Population (2024)	51,838	145,680	523,326
Projected Population (2029)	54,103	151,777	547,638
Households (2024)	22,464	63,361	208,647
Projected Households (2029)	23,497	66,168	218,804
Avg. Household Income	\$101,423	\$96,735	\$97,987
Median Household Income	\$74,588	\$73,352	\$75,132
Median Age	41	39.7	36.7
Bachelor's Degree or Higher	44%	42%	38%
Median Home Value	\$452,125	\$426,007	\$394,709
Traffic Counts: Garden of the Gods Rd at Centennial Blvd			47,579 VPD
Traffic Counts: Centennial Blvd at List Dr			20,704 VPD
Traffic Counts: Garden of the Gods Rd at I-25			81,808 VPD

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