

PATRIOT PARK

VII 565 SPACE CENTER DRIVE
COLORADO SPRINGS, CO 80915



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

**CLASS A OFFICE
FOR LEASE**

FEATURES

Located in Patriot Park, the preeminent government contractor business park in Colorado Springs



Adjacent to Peterson AFB, with easy access to north and west gates, and 13 miles west of Schriever Air Force Base



Within ten minutes of Colorado Springs Airport



Common conference facility and building workout room with showers and lockers



PATRIOT PARK

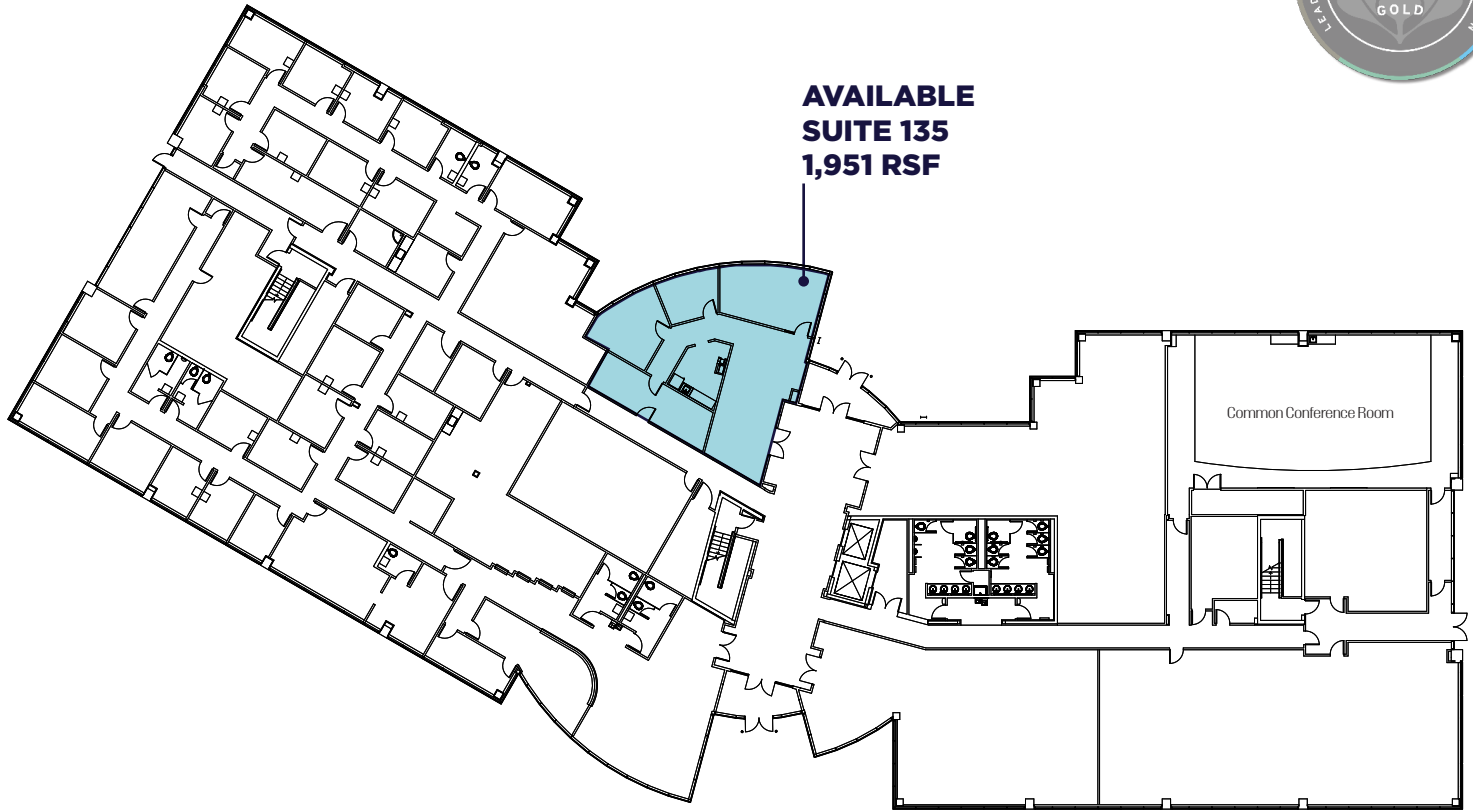
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BUILDING SIZE:	89,627 RSF
AVAILABLE SPACE:	Suite 135: 1,951 RSF (8/26)
LEASE RATE:	Contact Broker
EXPENSES:	\$10.98 per RSF (2026 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	4 spaces per 1,000 RSF
NUMBER OF STORIES:	3
YEAR CONSTRUCTED:	2009



FLOOR PLANS

1st Floor



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DRIVE TIMES

Peterson AFB	6 Minutes
COS Airport	14 Minutes
Downtown COS	15 Minutes
I-25	15 Minutes
NORAD	22 Minutes
Fort Carson	23 Minutes
Schriever AFB	23 Minutes
Air Force Academy	32 Minutes
DIA	1.5 Hours

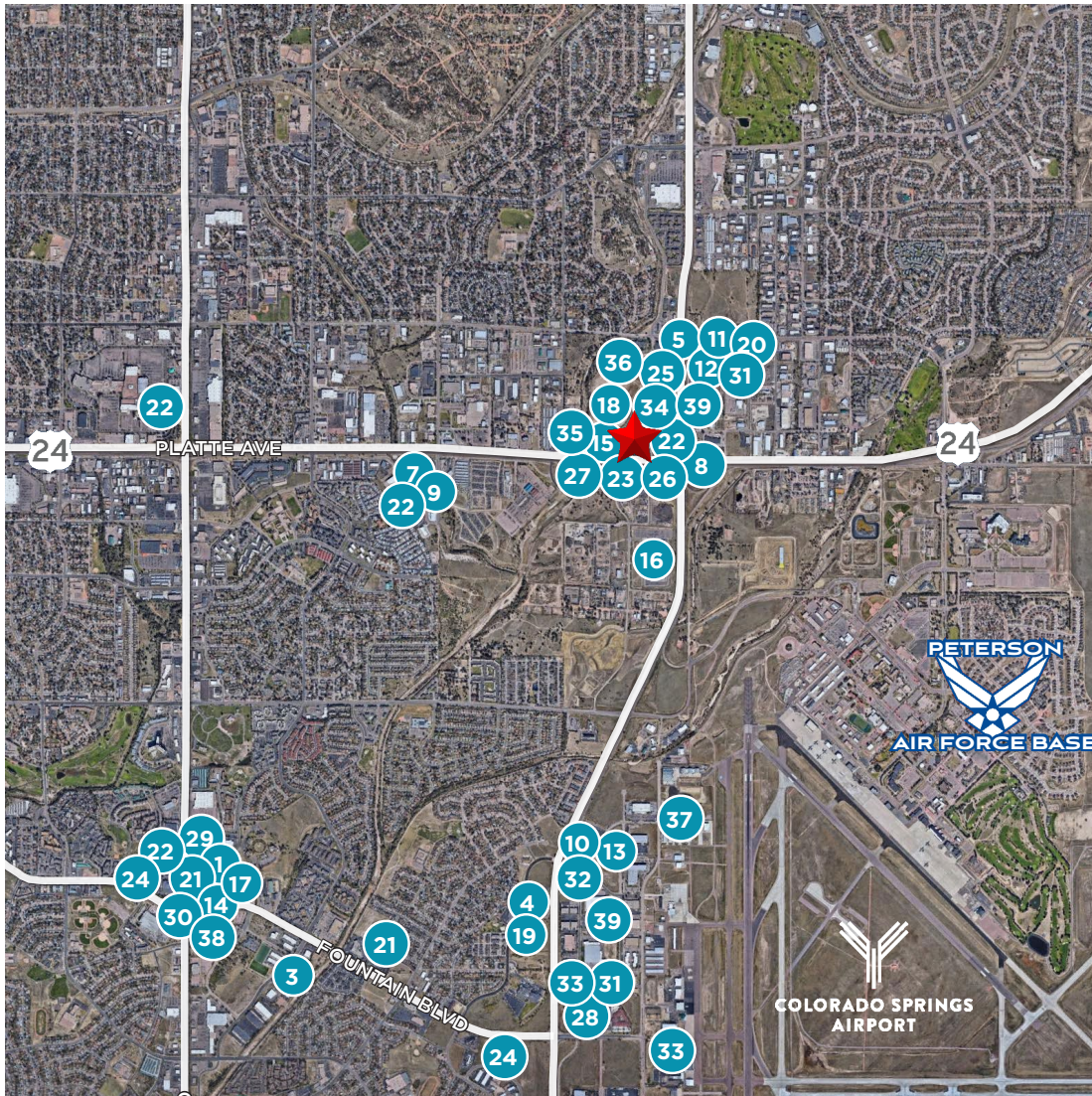
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CORPORATE NEIGHBORS

1. Aegis Technologies
2. The Aerospace Corporation
3. Allied Associates International
4. Analytical Systems
5. AT&T Government Solutions
6. Ball Aerospace
7. Boeing Company
8. Booz Allen Hamilton
9. CACI International, Inc.
10. Collins Aerospace
11. COLSA Corporation
12. Cosmic AES
13. Decisive Analytics Corporation
14. Dynetics
15. ExoAnalytic Solutions
16. FedEx
17. General Dynamics
18. Integrity Applications Inc. (IAI)
19. Intecon
20. Jacobs Technology Inc.
21. L3Harris
22. Lockheed Martin Corporation
23. MIT
24. The MITRE Corporation
25. MTSI
26. Northrop Grumman
27. Odyssey Systems
28. Quantech Services
29. Quantum Research Int'l
30. Raytheon Company
31. SAIC
32. Serco
33. Sierra Nevada Corporation
34. Sonalysts
35. System High Corporation
36. Tecolote Research
37. Trine Aerospace
38. US Army Corp Of Engineers
39. UTC Aerospace Systems