



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



PATRIOT PARK I

985 SPACE CENTER DR
COLORADO SPRINGS, CO 80915

CLASS A OFFICE FOR LEASE





PATRIOT PARK I

BUILDING SIZE:

103,183 RSF

AVAILABLE SPACE**LEASE RATE:**

From \$19.00 per RSF NNN

EXPENSES:

\$9.66 per RSF (2025 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

3 spaces per 1,000 RSF

NUMBER OF STORIES:

4

Suite 107:	(pending) 2,917 RSF
Suite 110:	(pending) 5,677 RSF
107/110:	8,594 RSF

Suite 155:	3,086 RSF
Suite 170:	1,719 RSF
Suite 180:	3,109 RSF
155/170/180:	7,914 RSF

Suite 200:	(pending) 11,176 RSF
------------	----------------------

Suite 320:	3,775 RSF
Suite 340:	(pending) 1,690 RSF
320/340:	5,465 RSF

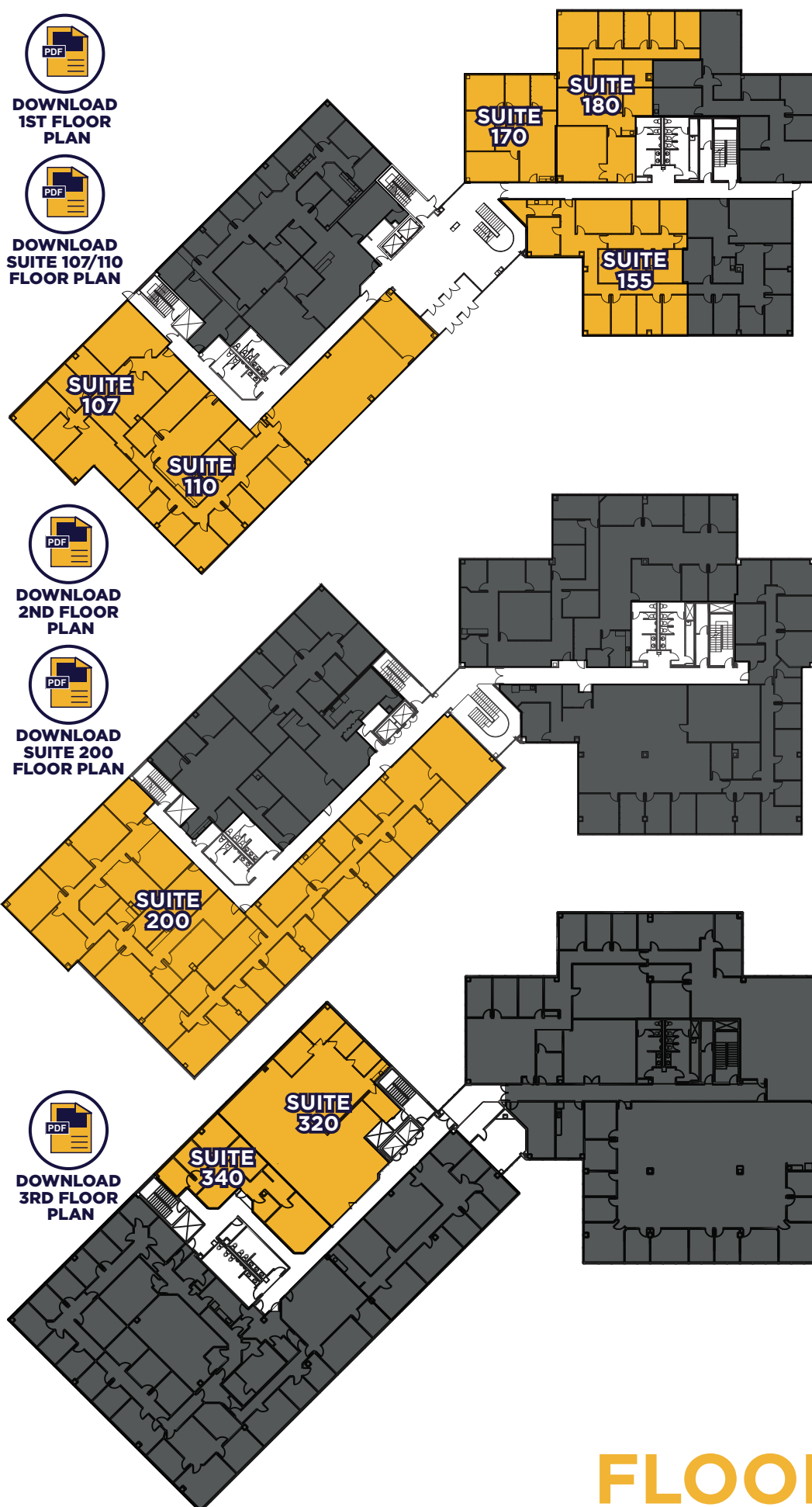
HIGHLIGHTS

- Located in Patriot Park, the preeminent government contractor business park in Colorado Springs
- Within ten minutes of Colorado Springs Airport
- 13 miles west of Schriever Air Force Base
- Adjacent to Peterson AFB - easy access to north and west gates
- Restaurants, hotels, banks and full array of amenities in close proximity
- Building workout room with showers and lockers

1ST FLOOR

AVAILABLE SPACE:

Suite 107:	2,917 RSF
Suite 110:	5,677 RSF
107/110:	8,594 RSF
Suite 170:	1,719 RSF
Suite 180:	3,109 RSF
170/180:	4,828 RSF
Suite 155:	3,086 RSF
Suite 170:	1,719 RSF
Suite 180:	3,109 RSF
155/170/180:	7,914 RSF



2ND FLOOR

AVAILABLE SPACE:

Suite 200:	11,176 RSF
------------	------------

3RD FLOOR

AVAILABLE SPACE:

Suite 320:	3,775 RSF
Suite 340:	1,690 RSF
320/340:	5,465 RSF

FLOOR PLANS/

PATRIOT PARK I
985 Space Center



DRIVE TIMES

Peterson AFB	6 minutes
Downtown COS	13 minutes
COS Airport	13 minutes
I-25	15 minutes
NORAD	22 minutes
Fort Carson	23 minutes
Schriever AFB	23 minutes
USAFA	32 minutes
DIA	1.5 hours

For more information,
please contact:

PETER SCOVILLE

Principal

+1 719 330 8339

pscoville@coscommercial.com

GREG PHANEUF

Principal

+1 719 339 9062

gphaneuf@coscommercial.com

90 S Cascade Avenue, Suite 1150
Colorado Springs, CO 80903
Direct +1 719 634 1500
COSCommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**