



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

Suite 107:

2,917 RSF

Suite 110:

5,677 RSF

107/110:

8,594 RSF

## **EXPENSES:**

\$9.66 per RSF (2025 estimate)

Suite 170:

1,719 RSF

Suite 180:

3,109 RSF

170/180:

4,828 RSF

## **TENANT IMPROVEMENTS:**

Negotiable

Suite 200:

11,176 RSF

## **PARKING:**

3 spaces per 1,000 RSF

Suite 300:

(pending) 9,610 RSF

## **NUMBER OF STORIES:**

4

Suite 340:

(pending) 1,690 RSF

## **HIGHLIGHTS**

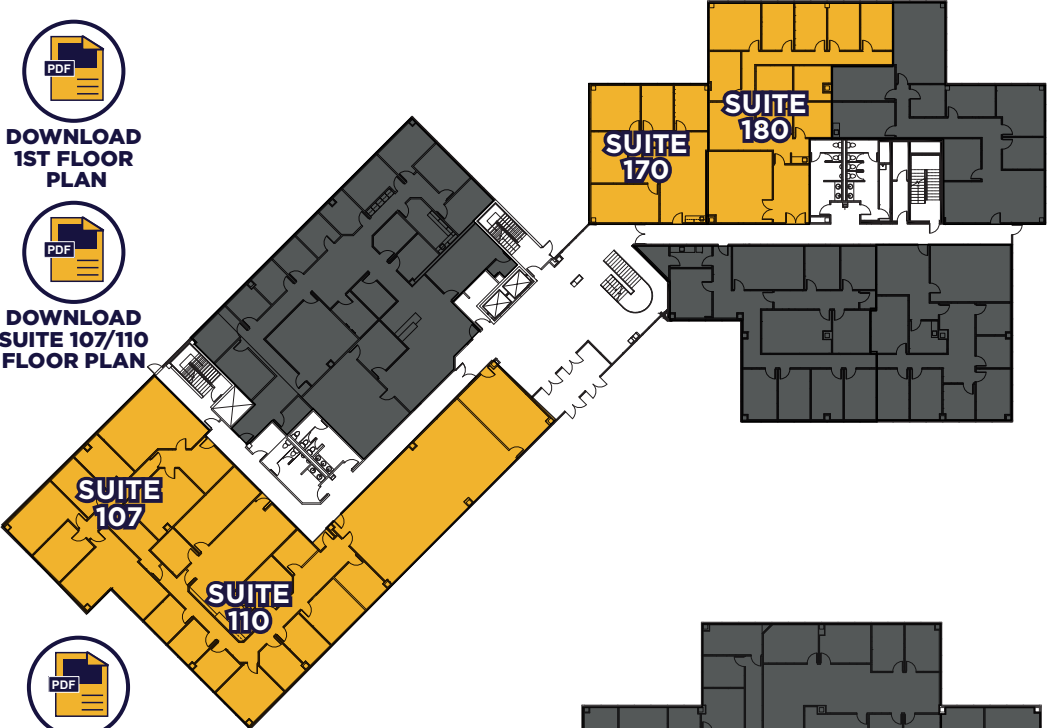
- Located in Patriot Park, the preeminent government contractor business park in Colorado Springs
- Adjacent to Peterson AFB - easy access to north and west gates
- Within ten minutes of Colorado Springs Airport
- Restaurants, hotels, banks and full array of amenities in close proximity
- 13 miles west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

-  **DOWNLOAD 1ST FLOOR PLAN**
-  **DOWNLOAD SUITE 107/110 FLOOR PLAN**

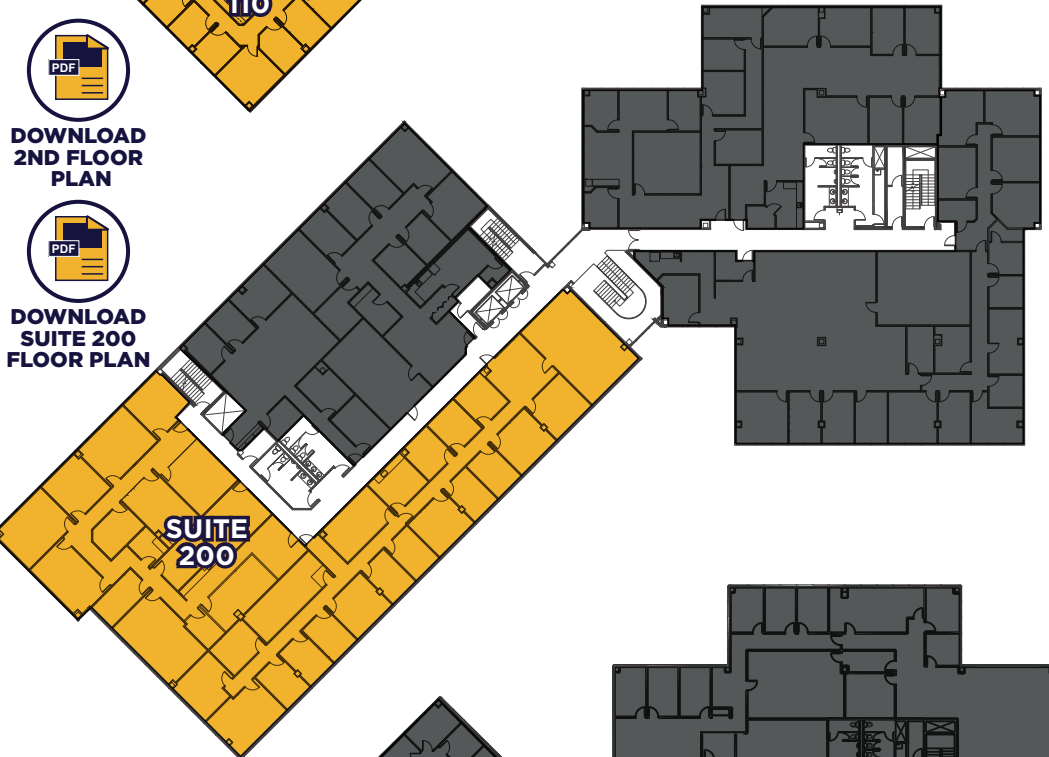


# 2ND FLOOR

**AVAILABLE SPACE:**

Suite 200:	11,176 RSF
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-  **DOWNLOAD 2ND FLOOR PLAN**
-  **DOWNLOAD SUITE 200 FLOOR PLAN**

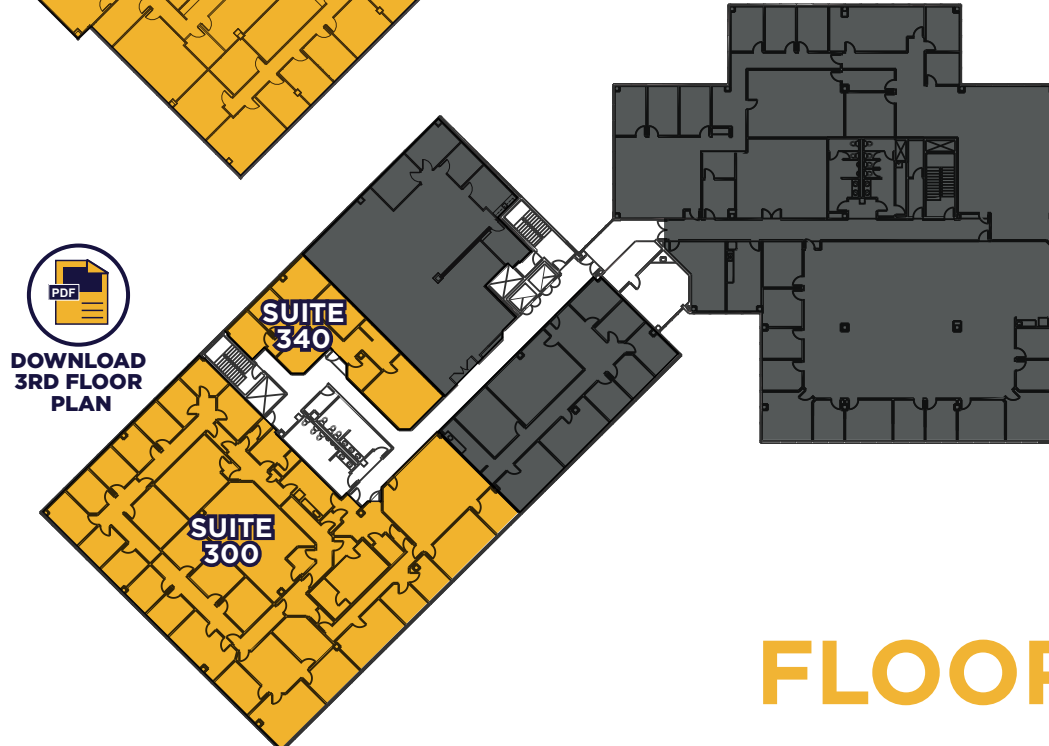


# 3RD FLOOR

**AVAILABLE SPACE:**

Suite 300:	9,610 RSF
Suite 340:	1,690 RSF

-  **DOWNLOAD 3RD FLOOR PLAN**



# FLOOR PLANS

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

**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

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