

# AEROTECH R&D

1915-1925 AEROTECH DR COLORADO SPRINGS, CO 80916

**CLASSIFIED SPACE AVAILABLE!**

**OFFICE/FLEX FOR LEASE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**



8,300 SF  
CLASSIFIED SPACE  
AVAILABLE  
FEB. 1, 2027



**BUILDING SIZE**  
76,000 SF



**YEAR BUILT**  
1985



**ZONING**  
BP/CR AO  
COLORADO ENTERPRISE ZONE

Positioned in the heart of Colorado Springs' established southeast submarket, AeroTech R&D offers a highly functional office/flex environment designed to support a wide range of users—from defense contractors to technology, engineering, and professional services firms. Located within the city's recognized defense contractor corridor, the property is surrounded by a strong ecosystem of aerospace and government-affiliated users, creating a strategic advantage for tenants seeking proximity to key industry partners and an educated workforce.



**AVAILABLE SPACE**  
3,115-11,115 SF



**LEASE RATE**  
\$16.00 PER SF NNN



**EXPENSES**  
\$5.75/SF  
(2026 EST.)

The campus-style setting provides a professional and inviting environment, featuring beautifully landscaped common areas, abundant natural light, and Pikes Peak views. The available ±4,664 RSF suite is thoughtfully built out with hardwall offices, a large conference/training room, break room, and in-suite restrooms—offering a turnkey solution for teams that value both functionality and comfort.

Connectivity is a major highlight, with immediate access to Powers Boulevard, I-25, and the Colorado Springs Airport, allowing for efficient regional and national travel. The surrounding area offers a full range of amenities including hotels, restaurants, retail, and banking, supporting both employees and visiting clients.

With its combination of strategic location, established tenant base, and flexible office/flex configuration, Aero Tech R&D presents a compelling leasing opportunity in one of Colorado Springs' most active and infrastructure-rich employment corridors.

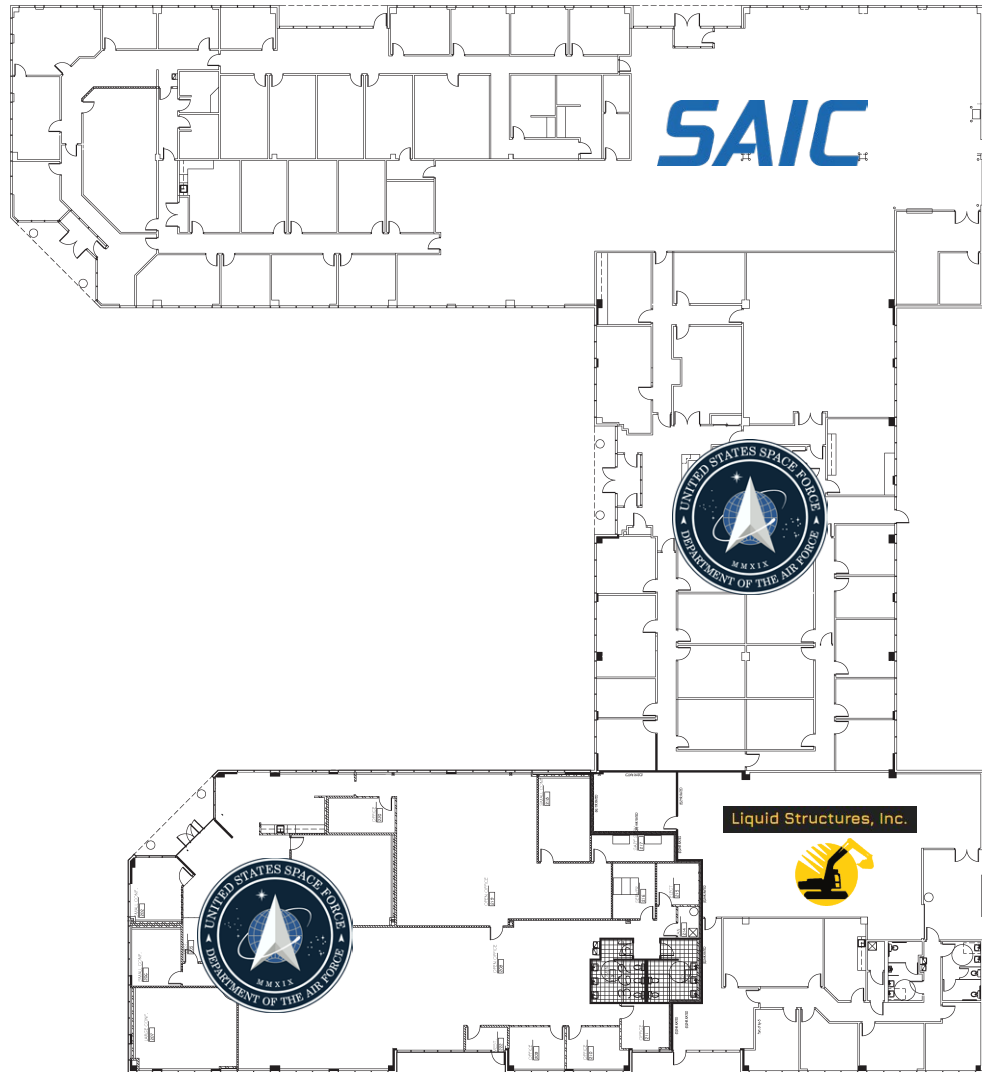


# FLOORPLANS

## FEATURES

NEW ROOF 2017, LOTS OF WINDOWS, VIEWS AND BEAUTIFULLY LANDSCAPED COMMON AREAS.  
LOCATED IN DEFENSE CONTRACTOR ROW, CONVENIENT ACCESS TO POWERS BLVD., I-25, AND THE COS AIRPORT.

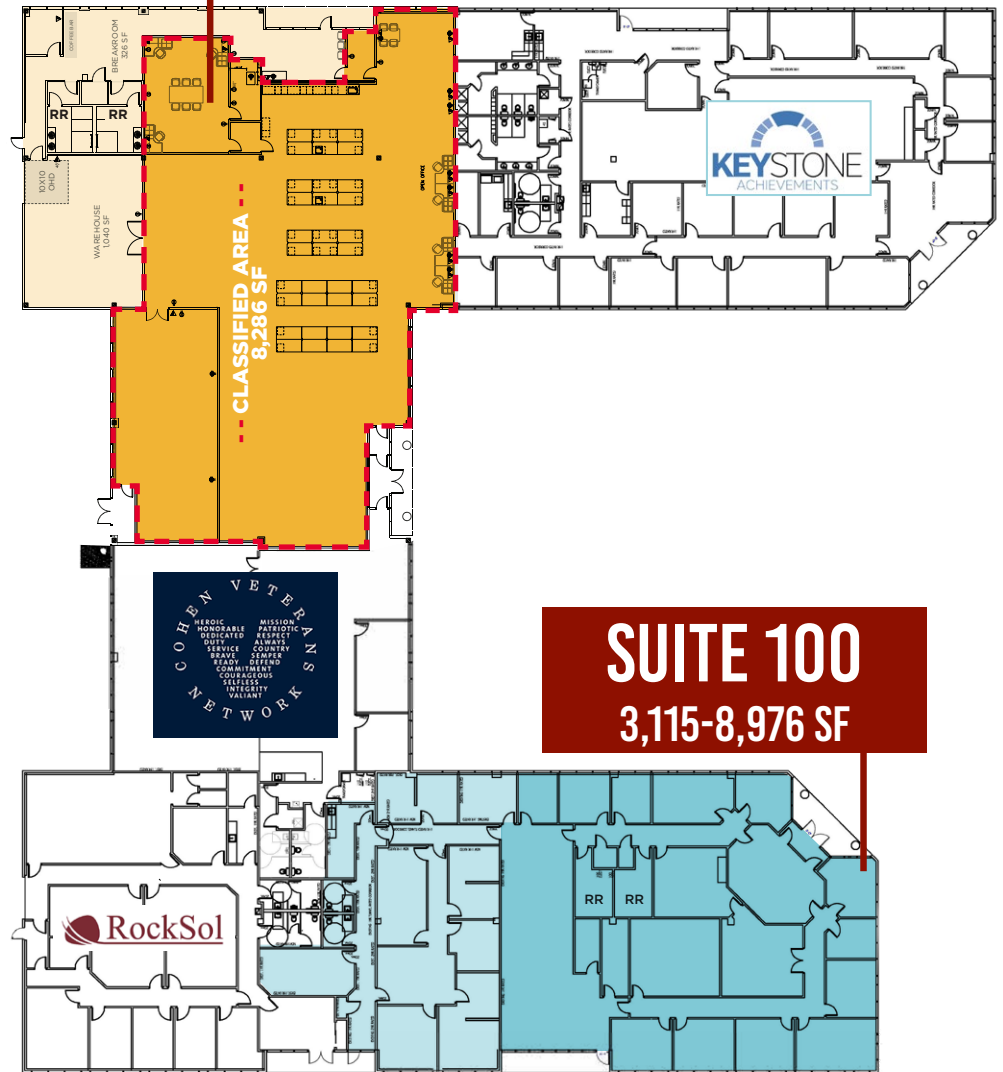
1925 AEROTECH DR



SUITE 150

11,115 SF

1915 AEROTECH DR



100A: 3,115 SF

100B: 5,861 SF



## NEIGHBORHOOD DEMOGRAPHICS

|                       | 2 MILE   | 5 MILES  | 10 MILES  |
|-----------------------|----------|----------|-----------|
| POPULATION            | 48,157   | 210,593  | 542,055   |
| AVG. HOUSEHOLD INCOME | \$77,014 | \$83,975 | \$101,380 |

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**Colorado Springs  
Commercial**

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