



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

CLASS A OFFICE FOR LEASE

ONE GATEWAY PLAZA

1330 INVERNESS DR

**NEW SPEC SUITES
AVAILABLE!**



About the BUILDING

ONE GATEWAY PLAZA is a five-story office property, situated just seventy miles due south of Denver between the Peterson Air Force Base and Fort Carson Army Base in Colorado Springs, offers excellent highway access, best in class parking, signage opportunities and ample amenities. Tenant mix primarily consists of national and regional Department of Defense contractors.



On-site
workout
facilities

On-site security
officer

Men's & women's
showers

Easy access to Peterson &
Schriever AFB, NORAD,
Fort Carson, I-25 &
Colorado Springs Airport

Newly upgraded common areas

Upgraded restrooms

Wi-fi throughout the building

New parking surface

FEATURES

LEASE RATE

Contact
Broker

EXPENSES

\$8.00 per RSF
(2027 Est.)

FIBER

Century Link
& Comcast

PARKING

3.15 per
1,000 RSF

STORIES

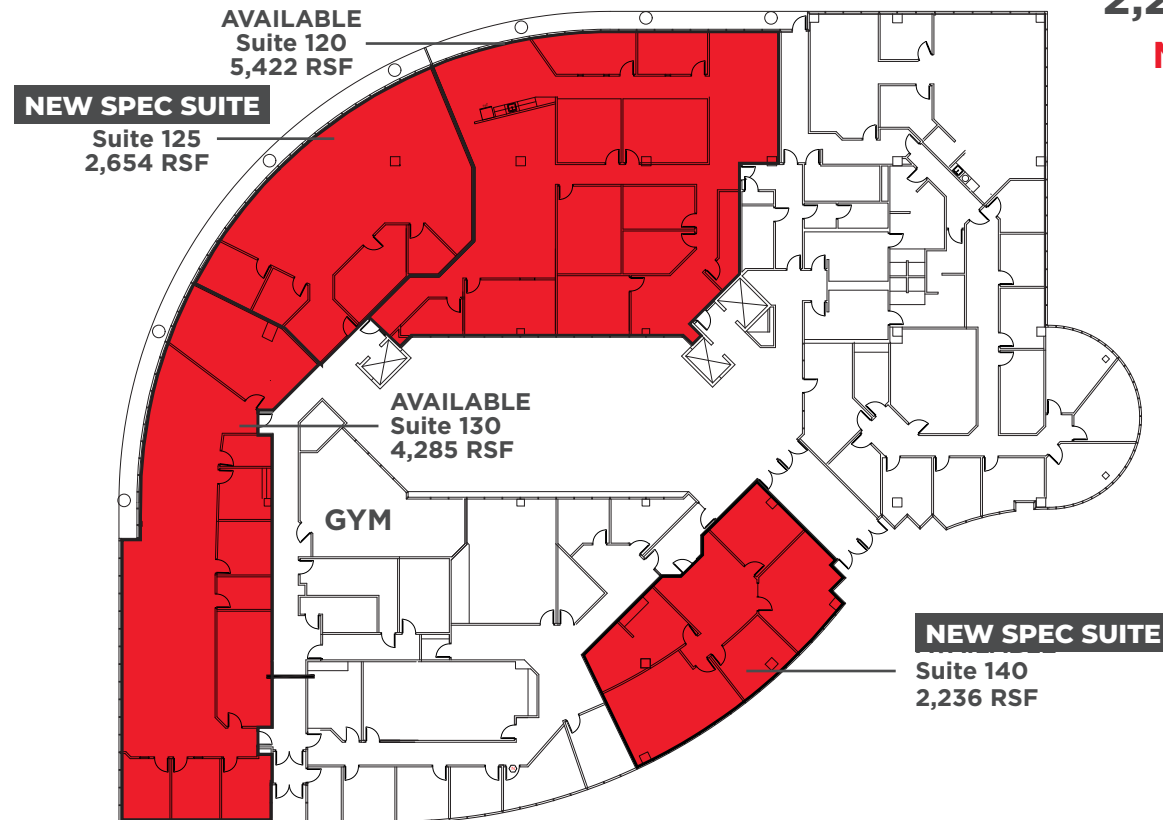
5

**BUILDING SIGNAGE
AVAILABLE**

FIRST FLOOR

2,236 - 16,627 RSF

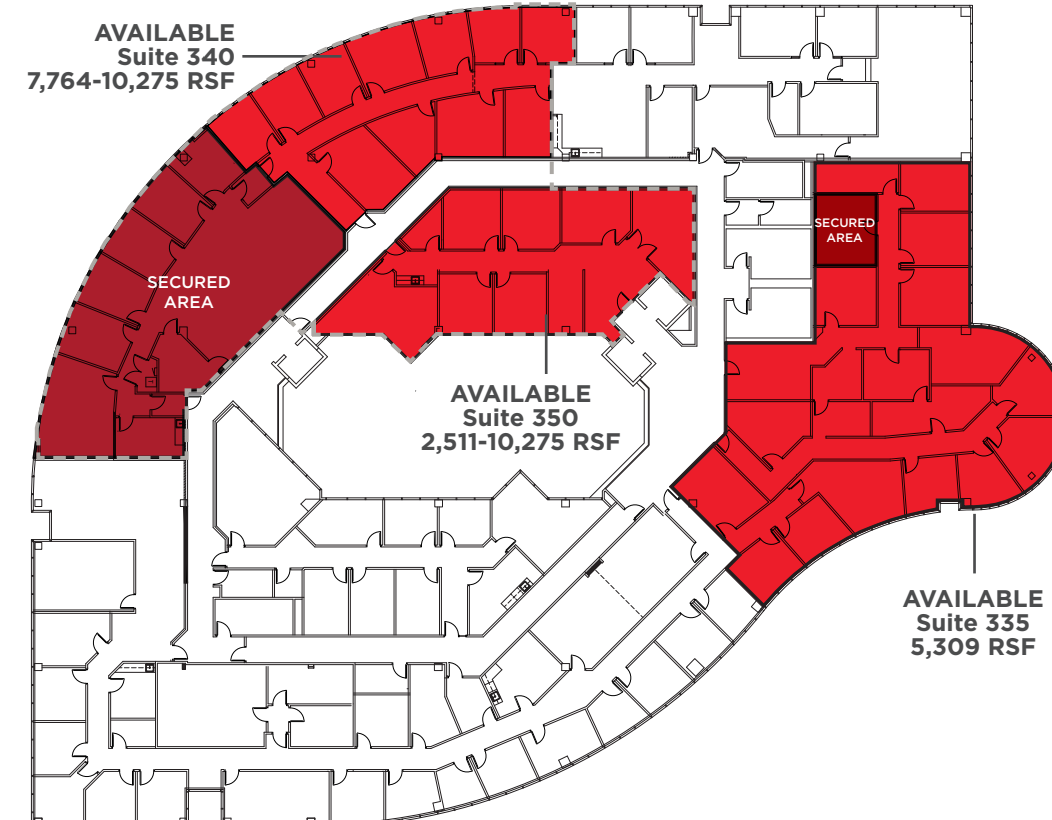
**MAX CONTIGUOUS:
12,361 RSF**



THIRD FLOOR

2,511 - 15,584 RSF

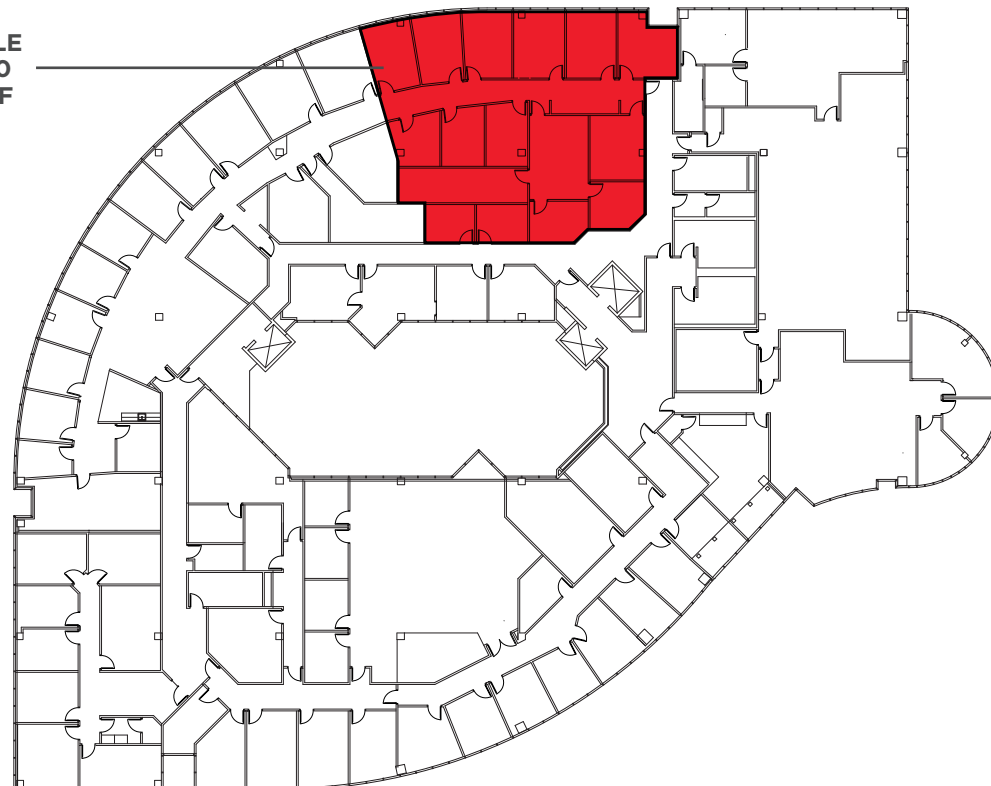
**MAX CONTIGUOUS:
10,275 RSF**



SECOND FLOOR

3,796 RSF

AVAILABLE
Suite 200
3,796 RSF

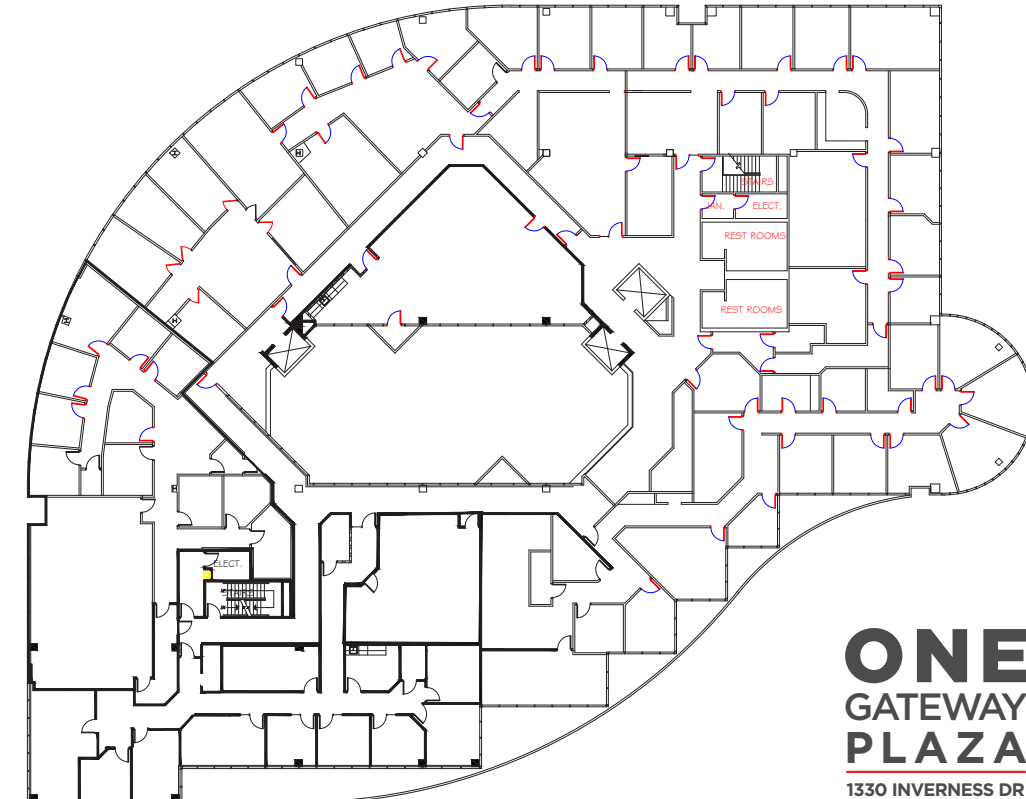


**ONE
GATEWAY
PLAZA**
1330 INVERNESS DR

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.

FOURTH FLOOR

FULLY LEASED



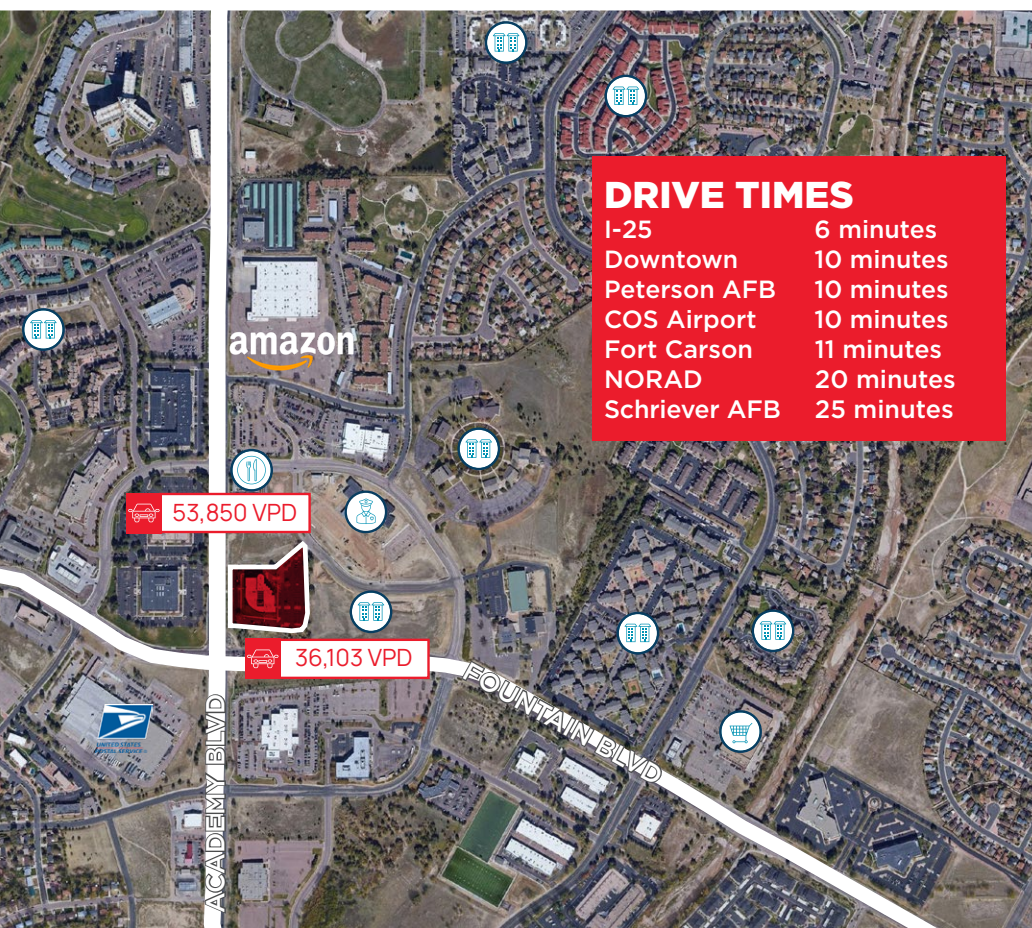
**ONE
GATEWAY
PLAZA**
1330 INVERNESS DR

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.



CORPORATE NEIGHBORS

1. BlueHalo / AeroVironment
2. The Aerospace Corporation
3. Invictus International Consulting
4. Analytical Systems Incorporated
5. AT&T Government Solutions
6. Ignite Fueling Innovation
7. Boeing Company
8. Booz Allen Hamilton
9. Peraton
10. Collins Aerospace
11. COLSA Corporation
12. Kratos
13. Dynetics/Leidos
14. ENSCO
15. ExoAnalytic Solutions
16. FedEx
17. General Dynamics
18. KBR
19. Intecon
20. Amentum
21. L3Harris
22. Lockheed Martin Corporation
23. MIT Lincoln Laboratory
24. The MITRE Corporation
25. MTSI
26. Northrop Grumman
27. Odyssey Systems
28. Quantech Services
29. Quantum Research International
30. Raytheon Company
31. SAIC
32. Serco
33. Sierra Nevada Corporation
34. Sonalysts
35. JT4
36. System High Corporation
37. Tecolote Research
38. Trine Aerospace
39. US Army Corp Of Engineers
40. S4



DRIVE TIMES

I-25	6 minutes
Downtown	10 minutes
Peterson AFB	10 minutes
COS Airport	10 minutes
Fort Carson	11 minutes
NORAD	20 minutes
Schriever AFB	25 minutes



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

DAVID SCHROEDER II

Director

O: +1 719 418 4066

M: +1 719 322 3078

dschroeder@coscommercial.com

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.