

9910 FEDERAL DR COLORADO SPRINGS, CO 80921

CUSHMAN & WAKEFIELD | Colorado Springs Commercial



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I-25 ACCESS | PARKING WITHOUT COMPROMISE | THRIVING INTERQUEST LOCATION

BUILDING SIZE
77,495 RSF

COMMUNICATIONS
Fiber & CAT5

LEASE RATE
Contact Broker

YEAR BUILT
2000

T.I. ALLOWANCE
Negotiable

OPERATING EXPENSES
$9.25 per RSF (2026 Est.)

PARKING
6:1,000 per RSF

SIGNAGE
Building & Monument

Position your business in the heart of one of Colorado Springs' most dynamic commercial corridors. Located in the thriving InterQuest Business Park, 9910 Federal Drive offers Class A office space surrounded by an impressive concentration of shopping, dining, entertainment, hotels, and major employers, with continued development bringing even more activity to the area.

Just minutes from the I-25 and InterQuest Parkway interchange, the property offers exceptional accessibility and prominent interstate visibility. Its strategic location provides convenient connectivity throughout Colorado Springs and the greater Front Range, while placing employees and visitors within easy reach of the area's expanding amenities.

The 77,495 RSF building features 17,745 RSF of available second-floor office space, with flexible demising options to accommodate a variety of users. Property highlights include abundant on-site parking, prominent building and monument signage opportunities, fiber and CAT5 cabling, and advanced building systems.

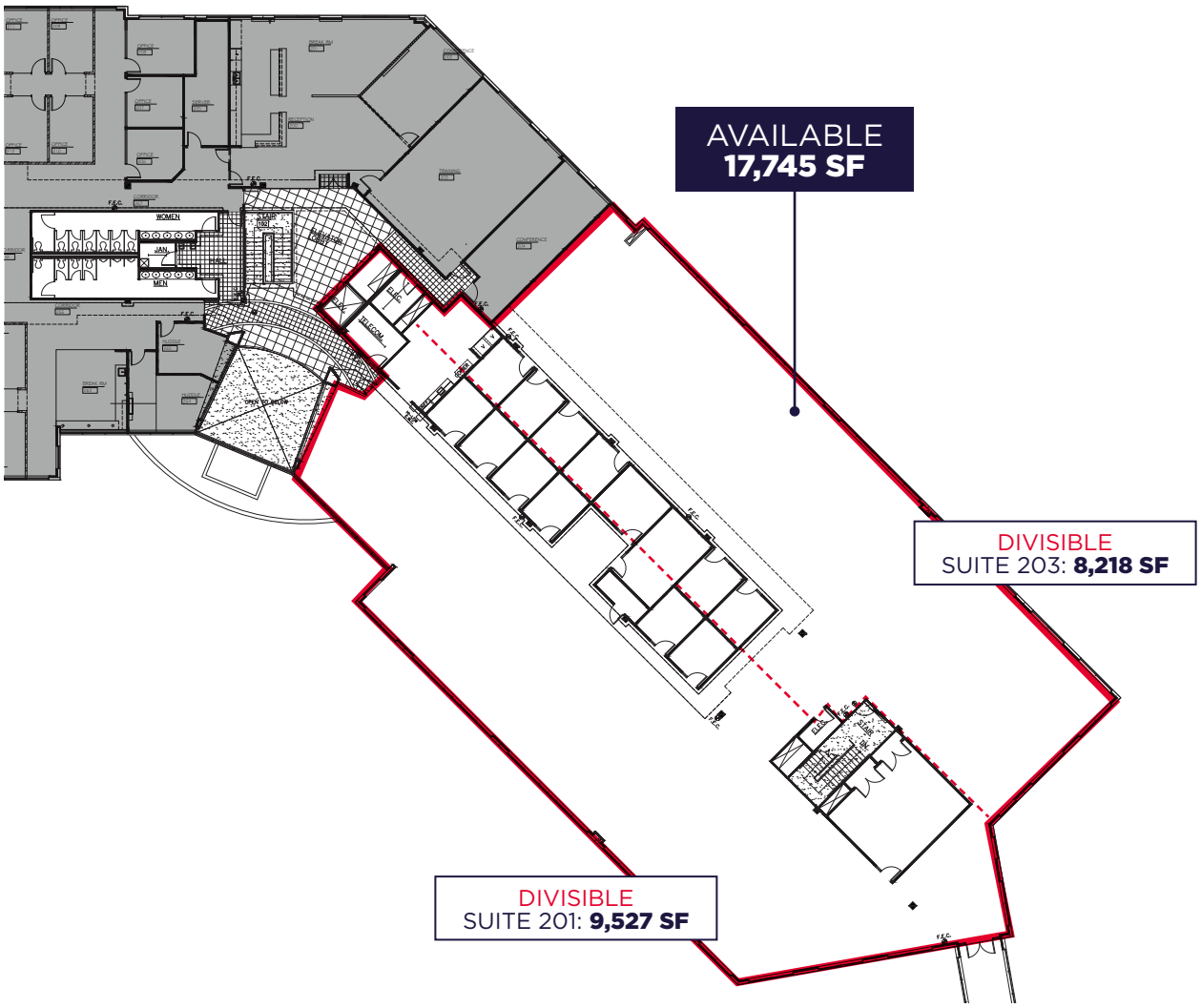
Combining excellent accessibility, established infrastructure, and a location surrounded by continued growth, 9910 Federal Drive delivers an outstanding opportunity for businesses seeking a presence in northern Colorado Springs' thriving InterQuest corridor.





FLOORPLANS 2ND FLOOR

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.



INTERQUEST TRADE AREA



DRIVE TIMES

DENVER TECH CENTER
40 Minutes

MEMORIAL HOSPITAL NORTH
7 Minutes

COS AIRPORT PETERSON AFB
30 Minutes

DOWNTOWN COLORADO SPRINGS
15 Minutes

DEMOGRAPHICS

2024 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,125	14,040	44,540

2024 POPULATION

1 MILE	3 MILES	5 MILES
3,008	38,295	123,361

AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$157,051	$147,457	$132,252

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