

PATRIOT PARK VI

655 SPACE
CENTER

BUILDING FEATURES

- 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
- 13 miles west of Schriever Air Force Base
- Restaurants, hotels, banks and full array of amenities in close proximity
- Common conference facility and building workout room with showers and lockers
- The property has LEED Gold certification with an efficient, flexible floor plate

Colorado Springs Aerospace & Defense Facts & Figures

53,696

Military Veterans

\$12B

Annual Economic Impact

240

Aerospace & Defense
Companies

5

Military Installations

105,000

Employees

103,970

RENTABLE SQUARE FEET
CLASS-A OFFICE SPACE



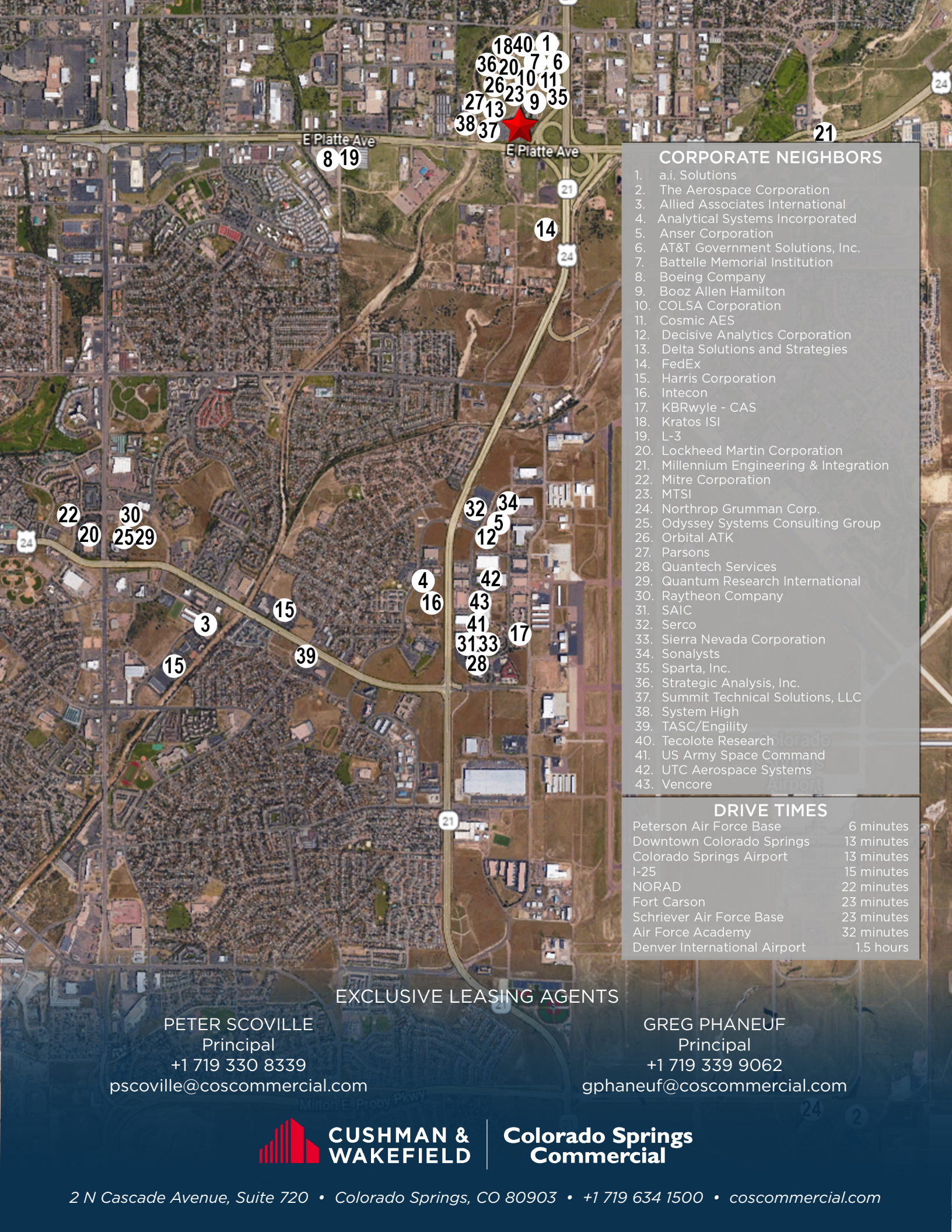
655 Space Center Drive

Colorado Springs, CO 80915

AVAILABLE SPACE:	103,970 RSF
LEASE RATE:	Call Broker
EXPENSES:	\$5.42 per RSF (2019 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	354 Surface Spaces
NUMBER OF STORIES:	3
YEAR CONSTRUCTED:	2008



LEED
GOLD CERTIFIED



CORPORATE NEIGHBORS

1. a.i. Solutions
2. The Aerospace Corporation
3. Allied Associates International
4. Analytical Systems Incorporated
5. Anser Corporation
6. AT&T Government Solutions, Inc.
7. Battelle Memorial Institution
8. Boeing Company
9. Booz Allen Hamilton
10. COLSA Corporation
11. Cosmic AES
12. Decisive Analytics Corporation
13. Delta Solutions and Strategies
14. FedEx
15. Harris Corporation
16. Intecon
17. KBRwyle - CAS
18. Kratos ISI
19. L-3
20. Lockheed Martin Corporation
21. Millennium Engineering & Integration
22. Mitre Corporation
23. MTSI
24. Northrop Grumman Corp.
25. Odyssey Systems Consulting Group
26. Orbital ATK
27. Parsons
28. Quantech Services
29. Quantum Research International
30. Raytheon Company
31. SAIC
32. Serco
33. Sierra Nevada Corporation
34. Sonalysts
35. Sparta, Inc.
36. Strategic Analysis, Inc.
37. Summit Technical Solutions, LLC
38. System High
39. TASC/Engility
40. Tecolote Research
41. US Army Space Command
42. UTC Aerospace Systems
43. Vencore

DRIVE TIMES

Peterson Air Force Base	6 minutes
Downtown Colorado Springs	13 minutes
Colorado Springs Airport	13 minutes
I-25	15 minutes
NORAD	22 minutes
Fort Carson	23 minutes
Schriever Air Force Base	23 minutes
Air Force Academy	32 minutes
Denver International Airport	1.5 hours

EXCLUSIVE LEASING AGENTS

PETER SCOVILLE
Principal
+1 719 330 8339
pscoville@coscommercial.com

GREG PHANEUF
Principal
+1 719 339 9062
gphaneuf@coscommercial.com



**Colorado Springs
Commercial**