

# NEWPORT BUSINESS PARK

1050 North Newport Rd. • Colorado Springs, CO 80916

FOR LEASE



## OPPORTUNITY OVERVIEW

Class A building 1050 North Newport Road is now available for the first time since it was custom-built for SI International in 2006. The building offers high visibility and great access from Powers Boulevard at Aeroplaza Drive, in the southeast Colorado Springs submarket. This location is situated 4.5 miles from the COS Airport and adjacent to the west gate of Peterson Air Force Base.



## BUILDING PROFILE

This three-story, Class A building features flexible floorplans with a large variety of small and large spaces available. The entire second and third floors are available, each consisting of approx. 31,000 rentable square feet, along with 4,315 rentable square feet on the first floor. Each floor boasts excellent west-facing views on the Front Range and Pikes Peak. The building's configuration can comfortably accommodate multiple or single office tenants - with two wings on each floor.

Lease Rate	\$15.00/RSF NNN
1050 N. Newport Total SF	91,088
Available Square Feet	65,623 SF
Zoning	PIP 2 / CR AO
Parking Ratio	4.3:1,000
Year Built	2006
Operating Expenses	\$8.11 (2018 Est.)

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[FLOOR PLANS](#) 

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