

# INTERQUEST IV

9960 FEDERAL





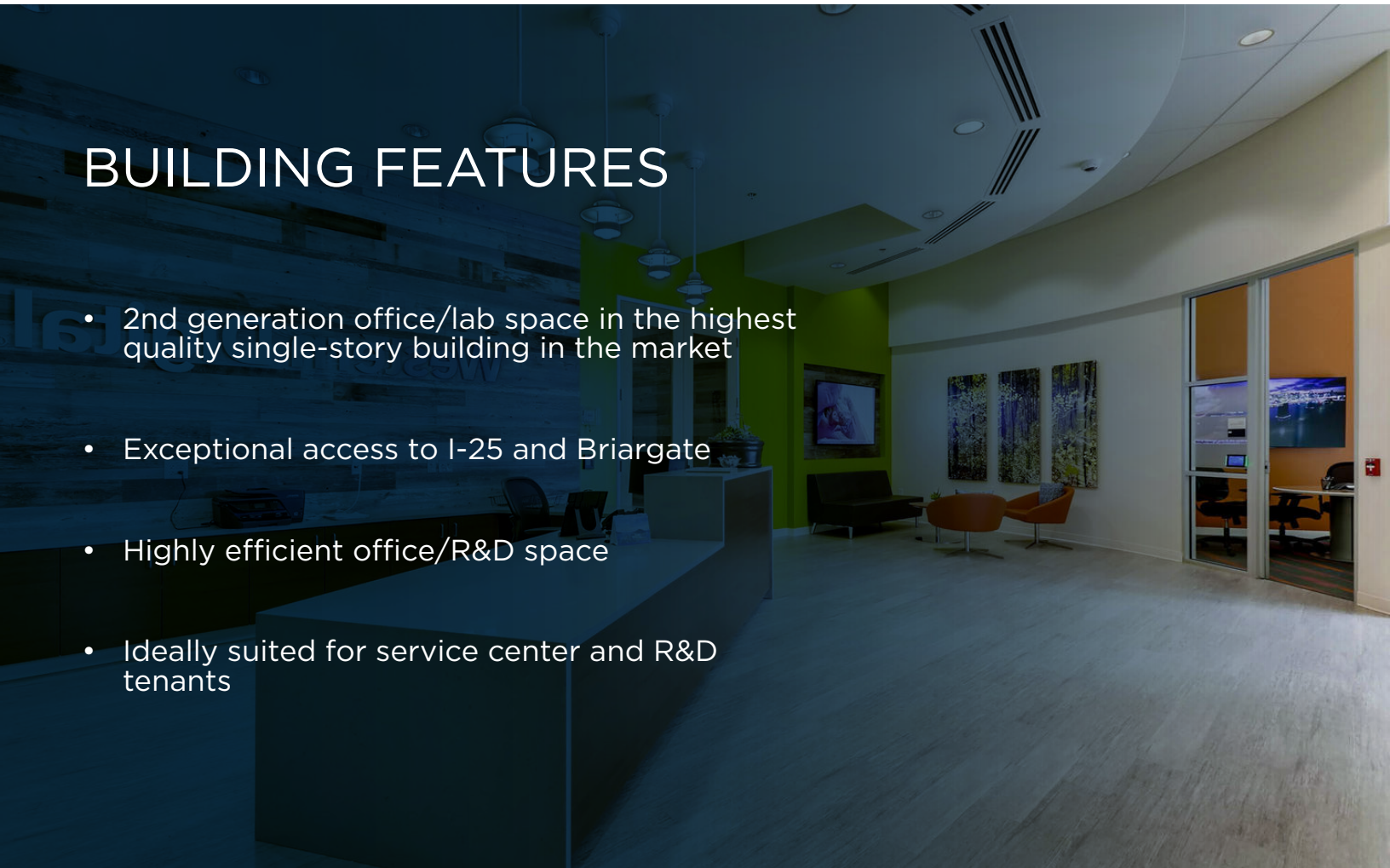
# 9960 Federal Drive

Colorado Springs, CO 80921

BUILDING SIZE:	46,948 RSF
AVAILABLE SPACE:	8,000-20,292 RSF
LEASE RATE:	From \$15.00 per RSF NNN
EXPENSES:	\$8.55 per RSF (2020 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	5 spaces per 1,000 RSF
NUMBER OF STORIES:	1
YEAR CONSTRUCTED:	2001

## BUILDING FEATURES

- 2nd generation office/lab space in the highest quality single-story building in the market
- Exceptional access to I-25 and Briargate
- Highly efficient office/R&D space
- Ideally suited for service center and R&D tenants









**CORPORATE NEIGHBORS**

- 1. Applied Defense  
Mountain West Conference  
Church Community Builder  
Waterstone  
BCER Engineering  
Albert Vein Institute  
Penguin Random House
- 2. HomeAdvisor  
YES Energy Management
- 3. Ford Motor Credit
- 4. BalSeal Engineering
- 5. Lockheed Martin
- 6. Western Digital  
DDN
- 7. Viavi
- 8. Value Options  
DirectStream
- 9. United Healthcare  
Spectranetics
- 10. Phillips
- 11. Quantum  
ConcealFab  
Cherwell
- 12. Walmart Data Center

**SERVICES**

- 13. Victory Ridge  
Icon Cinema  
IN-N-OUT (coming soon)
- 14. Shops at Interquest Commons  
Hilton  
Marriott  
Fuzzy's Tacos  
7-11  
Baskin-Robbins  
Jimmy John's
- 15. Residence Inn
- 16. Hampton Inn & Suites
- 17. 5 Star Bank
- 18. Interquest Marketplace  
Great Wolf Lodge & Water Park  
Regal Theater  
Colorado Mountain Brewery  
Drury Inn  
The Summit Bowling  
Taco Bell  
Ent Credit Union  
Cheddar's  
Starbucks  
Kum & Go  
Jersey Mike's  
Dickey's  
Zoup!  
Freddy's
- 19. New Life Church
- 20. Pikes Peak Community College

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