



DRIVE TIMES

PETERSON AIR FORCE BASE	8 minutes
FOR CARSON	19 minutes
SCHRIEVER AIR FORCE BASE	24 minutes
NORAD	22 minutes
AIR FORCE ACADEMY	31 minutes
DOWNTOWN CO SPRINGS	15 minutes
CO SPRINGS AIRPORT	8 minutes
DIA	130 minutes

CBRE

FOR MORE INFORMATION PLEASE CONTACT:

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NEWPORT BUSINESS PARK



1050

North Newport Road
Colorado Springs, CO 80916

OPPORTUNITY OVERVIEW

One full-floor remaining in this Class A building at 1050 North Newport Road built in 2006 in the Newport Business Park. The building offers high visibility along Powers Blvd, great access from Powers Boulevard at Aero Plaza Drive in the southeast Colorado Springs submarket and excellent west-facing view. This location is situated 4.5 miles from the COS Airport and is adjacent to the west gate of Peterson Air Force Base, home of the U.S. Space Command. Current tenants in Newport Office Park include: Collins Aerospace, Ensco, KBR Wyle and All Native Systems.



- The property is surrounded by numerous Department of Defense contractors including SERCO, SCITOR, Parsons, Harris, Vectrus, Kratos, Booz Allen, Boeing, Lockheed Martin and L3
- Adjacent to Peterson AFB with easy access to north and west gates
- Within 10 minutes of COS Airport
- Restaurants, hotels, banks and full array of amenities in proximity
- Fully furnished common conference and training room with seating up to 96 people available to tenants
- Generous parking 4.3 / 1,000 RSF

BUILDING PROFILE

The entire third floor is available, consisting of approx. 31,000 rentable square feet which could be demised for one or two tenants. Excellent west-facing views on the Front Range and Pikes Peak.

Lease Rate	\$16.00 / RSF NNN
1050 N. Newport Total SF	91,088
Available Square Feet	30,657 SF
Zoning	PIP 2 / CR AO
Parking Ratio	4.3:1,000
Year Built	2006
Operating Expenses	\$9.60 (2020 Est.)

FLOOR PLAN

Third Floor - 30,657 SF

