

ONE GATEWAY PLAZA

1330 INVERNESS DRIVE

NEW OWNERSHIP
OVER \$500,000 IN RECENT AND
ONGOING CAPITAL IMPROVEMENTS



OFFICE FOR LEASE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



ONE GATEWAY PLAZA

1330 INVERNESS DRIVE

BUILDING SIZE:	113,203 SF
AVAILABLE SPACE:	Suite 335: 5,309 RSF (2/1/20) Suite 400: 4,496 RSF (4/1/20)
LEASE RATE:	From \$16.00 per RSF NNN
EXPENSES:	\$7.02 per RSF (2019 estimate)
FIBER:	Century Link & Comcast
PARKING:	3.15 per 1,000 RSF
NUMBER OF STORIES:	5



BUILDING AMENITIES

- ON-SITE WORKOUT FACILITIES
- ON-SITE SECURITY OFFICER
- MEN'S & WOMEN'S SHOWERS
- EASY ACCESS TO PETERSON & SCHRIEVER AFB, NORAD, FORT CARSON, I-25 & COLORADO SPRINGS AIRPORT
- NEWLY UPGRADED COMMON AREAS
- UPGRADED RESTROOMS
- WI-FI THROUGHOUT THE BUILDING
- NEW PARKING SURFACE



11 minutes to Peterson AFB
24 minutes to Schriever AFB



12 minutes to Colorado Springs Airport



8 minutes to I-25

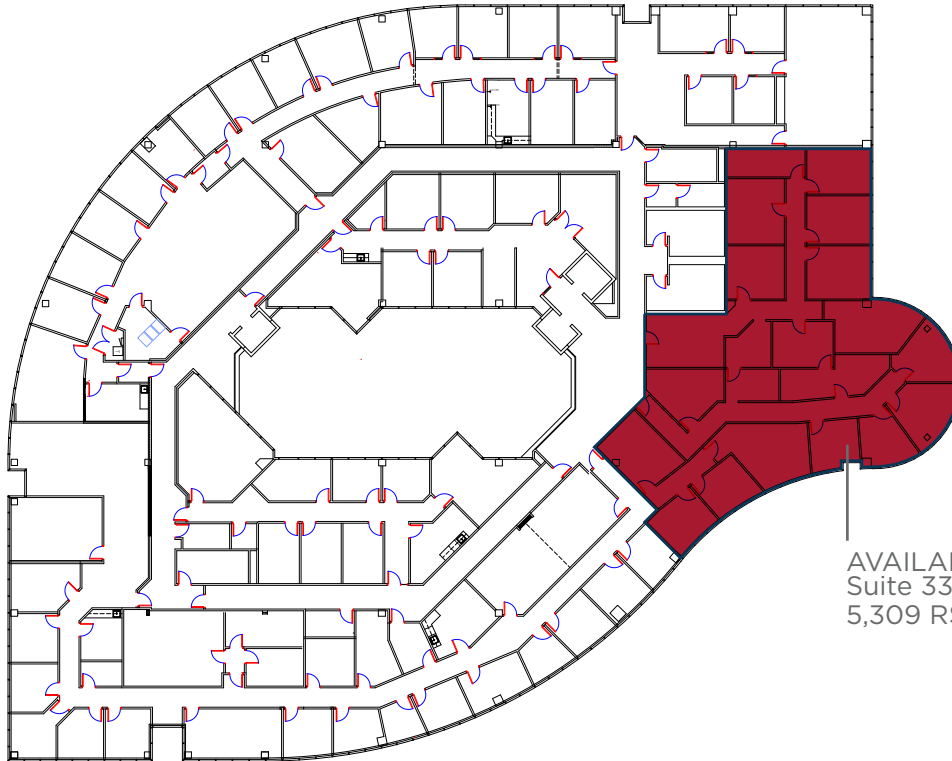


10 minutes to Downtown Colorado Springs



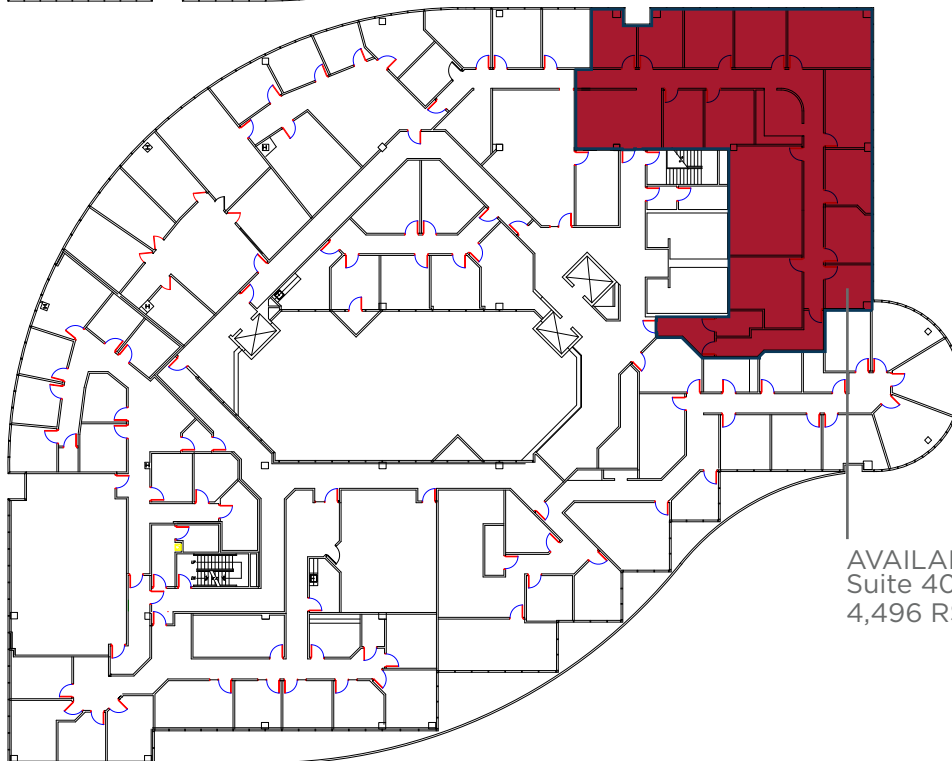
10 minutes to Fort Carson

THIRD FLOOR



AVAILABLE
Suite 335
5,309 RSF

FOURTH FLOOR



AVAILABLE
Suite 400
4,496 RSF



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. L-3
19. Lockheed Martin Corporation
20. Millennium Engineering & Integration
21. Mitre Corporation
22. MTSI
23. Northrop Grumman Corp.
24. Odyssey Systems Consulting Group
25. Orbital ATK
26. Parsons
27. Quantech Services
28. Quantum Research International
29. Raytheon Company
30. SAIC
31. Serco
32. Sierra Nevada Corporation
33. Sonalysts
34. Sparta, Inc.
35. Strategic Analysis, Inc.
36. Summit Technical Solutions, LLC
37. System High
38. TASC/Engility
39. Tecolote Research
40. US Army Space Command
41. UTC Aerospace Systems
42. Vencore



Colorado Springs
Commercial

EXCLUSIVE LEASING AGENTS

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