

# 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 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

BUILDING SIZE:

113,203 SF

AVAILABLE SPACE:

Suite 110:	5,422 RSF
Suite 112:	2,030 RSF
Suite 230:	2,402 RSF
Suite 335:	5,309 RSF
Suite 400:	4,496 RSF

LEASE RATE:

From \$16.00 per RSF NNN

EXPENSES:

\$7.90 per RSF (2020 estimate)

FIBER:

Century Link & Comcast

PARKING:

3.15 per 1,000 RSF

NUMBER OF STORIES:

5



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

FIRST  
FLOOR

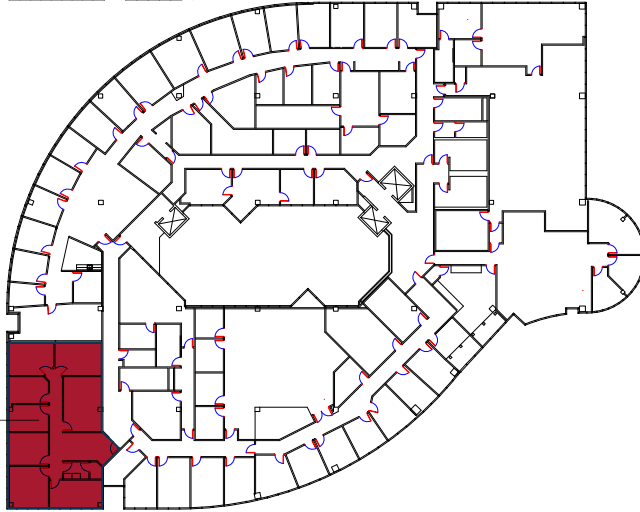
AVAILABLE  
Suite 110  
5,422 RSF

AVAILABLE  
Suite 112  
2,030 RSF



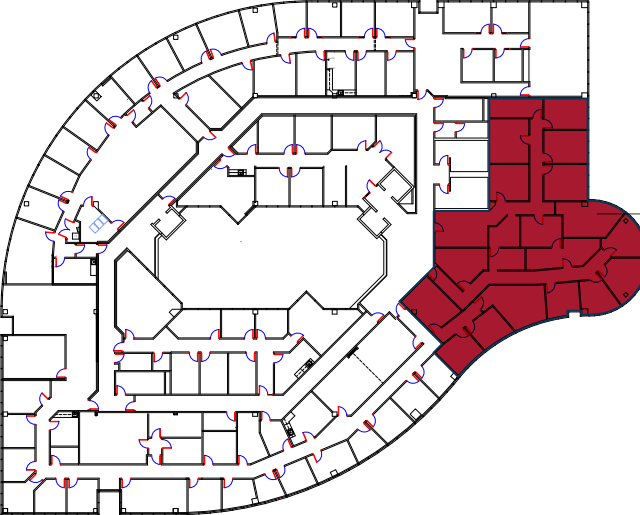
SECOND  
FLOOR

AVAILABLE  
Suite 230  
2,402 RSF



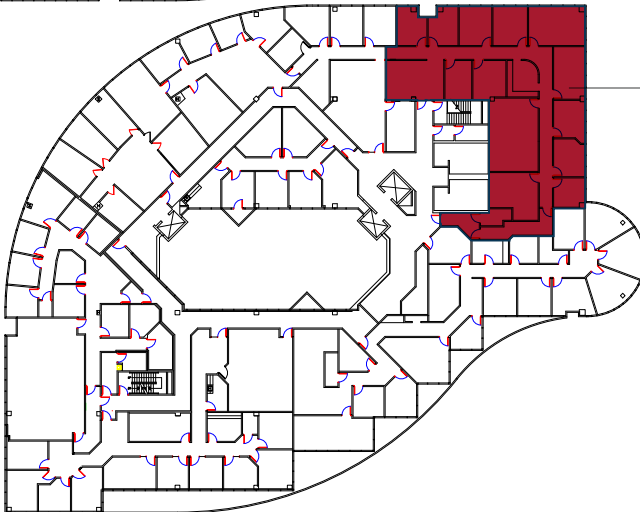
THIRD  
FLOOR

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

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