

EPIC ONE

10807 NEW ALLEGIANCE



10807 New Allegiance Drive

Colorado Springs, CO 80921

BUILDING SIZE:	145,814 RSF
AVAILABLE SPACE:	Suite 160: 6,613 RSF
LEASE RATE:	\$19.00 per RSF NNN
EXPENSES:	\$9.70 per RSF (2020 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	4 spaces per 1,000 RSF
NUMBER OF STORIES:	5
YEAR CONSTRUCTED:	2009

BUILDING FEATURES

- Expansive mountain views from three sides of building
- Monument signage and possible building signage available
- In 2009, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council
- Headquarter quality space (over \$70 psf of existing TI's in place)
- Fully staffed, on-site property management office
- Fitness center on-site
- Adjacent to booming retail growth under development
- 15 minutes from downtown Colorado Springs, 60 minutes from Denver





AVAILABLE
SUITE 160
6,613 RSF

1st Floor





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

EXCLUSIVE LEASING AGENTS

PETER SCOVILLE
Principal
+1 719 330 8339
pscoville@coscommercial.com

GREG PHANEUF
Principal
+1 719 339 9062
gphaneuf@coscommercial.com



2 N Cascade Avenue, Suite 720 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

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