

4410 ARROWSWEST DRIVE

Colorado Springs, CO



WORK-PLAY LIFESTYLE

Join Broadcom in their corporate facility where they are bringing to market a specialized offering of flexible suites. With options as small as 13,845 SF and options as large as 100,000 SF, this building provides a unique offering in the desirable Garden of the Gods corridor. Providing ample food, brewery and shopping options in the immediate vicinity as well as remarkable access to some of Colorado's finest parks and mountain bike trails, 4410 Arrowswest provides tenants and their employees with that unique Colorado work-play lifestyle.

ACCESS TO SOME
OF COLORADO'S
FINEST PARKS
AND MOUNTAIN
BIKE TRAILS



BASE RENT
\$14.50 PSF



NNN RENT
\$7.50 PSF



SF AVAILABLE
13,845 - 100,000 SF



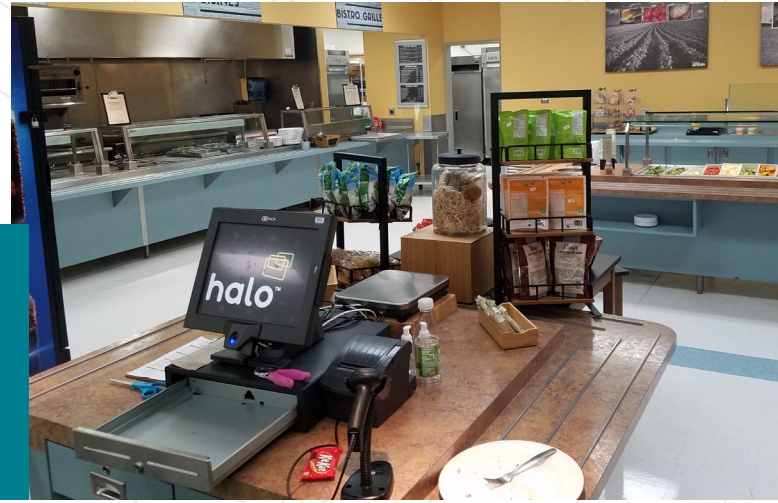
PARKING
240 (4:1,000
available)



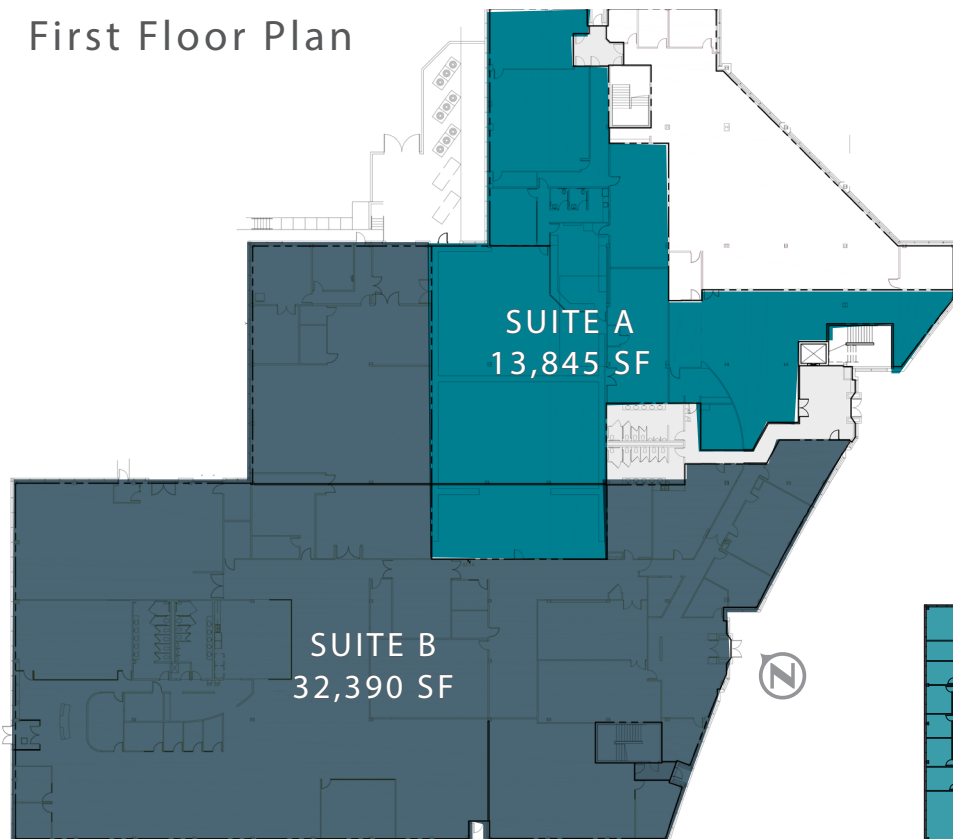
LOAD FACTOR
1.08

R&D, LAB AND OFFICE AVAILABLE

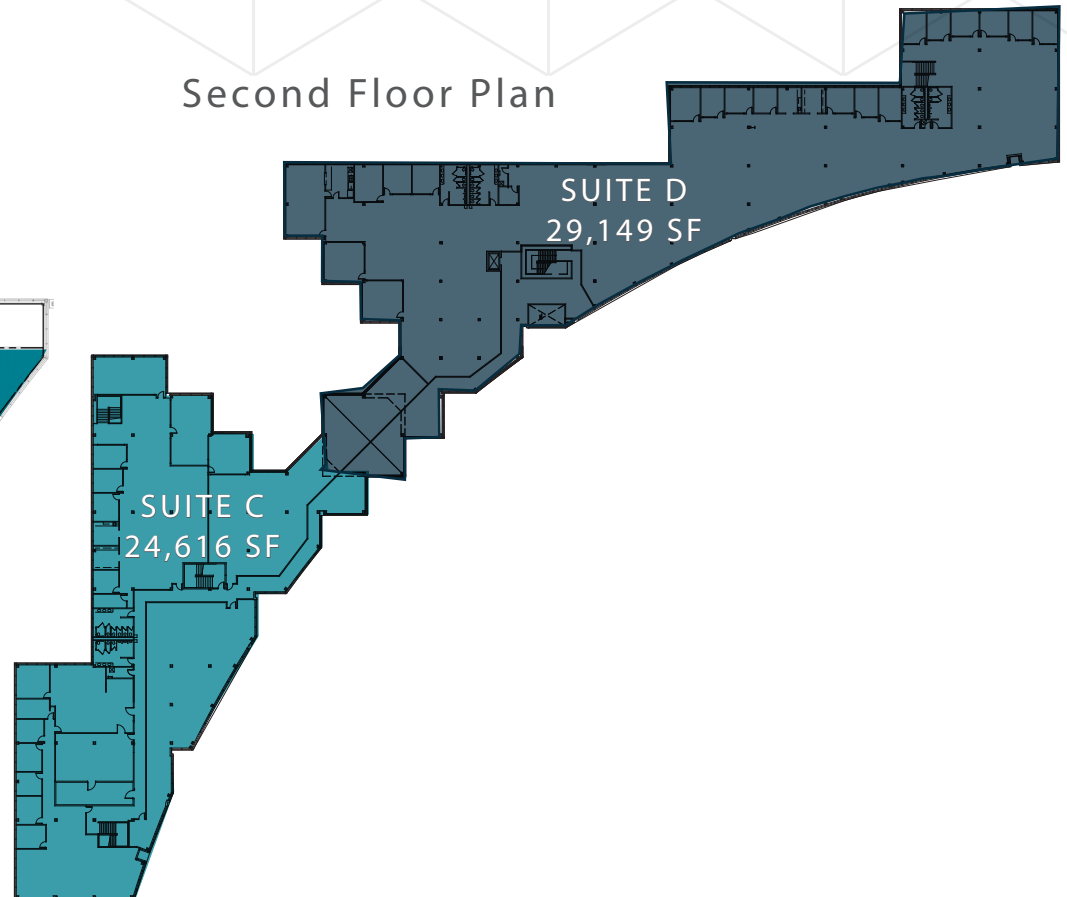
The asset can provide open office options, hard wall suites, and climate controlled lab spaces with R&D benching. Tenants will have access to the full service on-site Broadcom cafeteria.



First Floor Plan



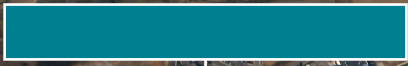
Second Floor Plan



CORPORATE NEIGHBORS



 Entegris



 Agilent Technologies

 KEYSIGHT
TECHNOLOGIES

verizon 

 PGI

CONDUENT 

CENTENNIAL BLVD



FOR MORE INFORMATION PLEASE CONTACT

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CBRE

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