



4 Single Story Buildings

Located in Peak Innovation Park

Breaking ground 1st Q 2021,  
with 3rd Q 2021 delivery





**Rents**

Starting at \$25.00 NNN

**Estimated Expenses**

\$7.00 PSF

**Tenant Improvement Allowance**

Up to \$45 PSF

**Building 1**

50,000 GSF

Parking at 4.6 Stalls / 1,000 Sq Ft

Construction Starting Q1 2021

**Building 2**

40,000 GSF

Parking at 4.38 Stalls / 1,000 Sq Ft

**Building 3**

60,000 GSF

Parking at 5.87 Stalls / 1,000 Sq Ft

**Building 4**

60,000 GSF

Parking at 4.92 Stalls / 1,000 Sq Ft

**Demographics** (2019 - 5 Mile Radius)

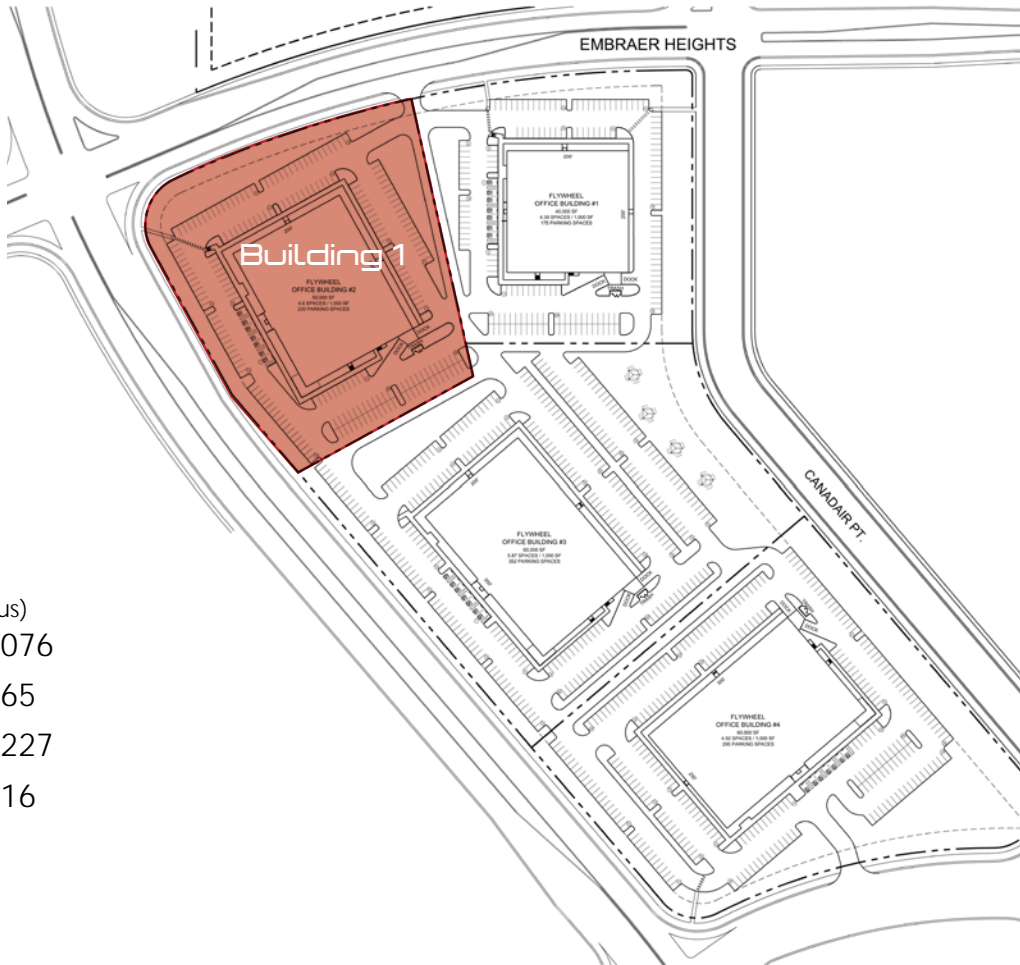
Total Population: 144,076

Total Households: 47,065

Median Household Income: \$54,227

Total Employee Population: 33,516

Median Age: 29.5

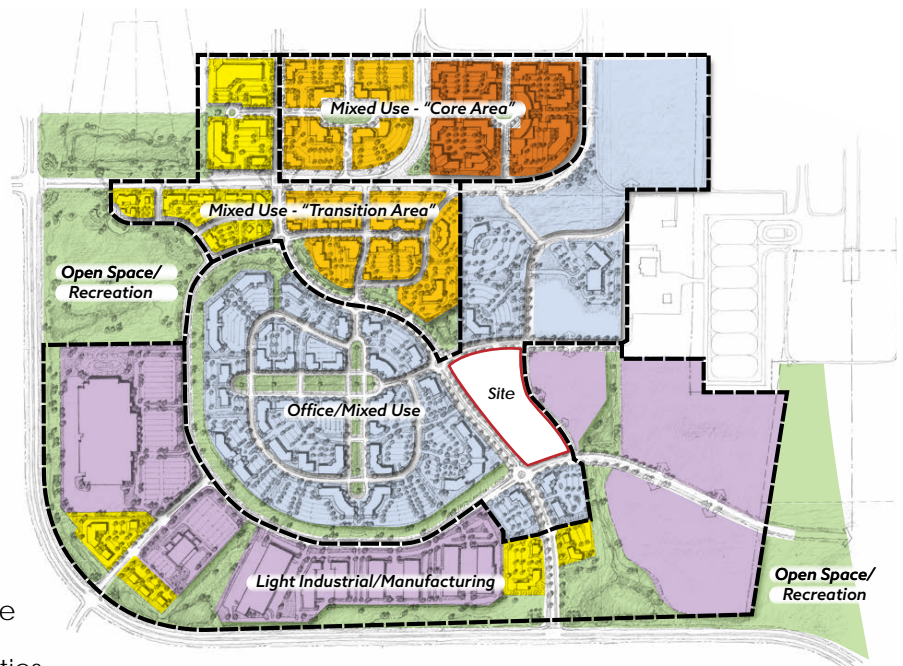


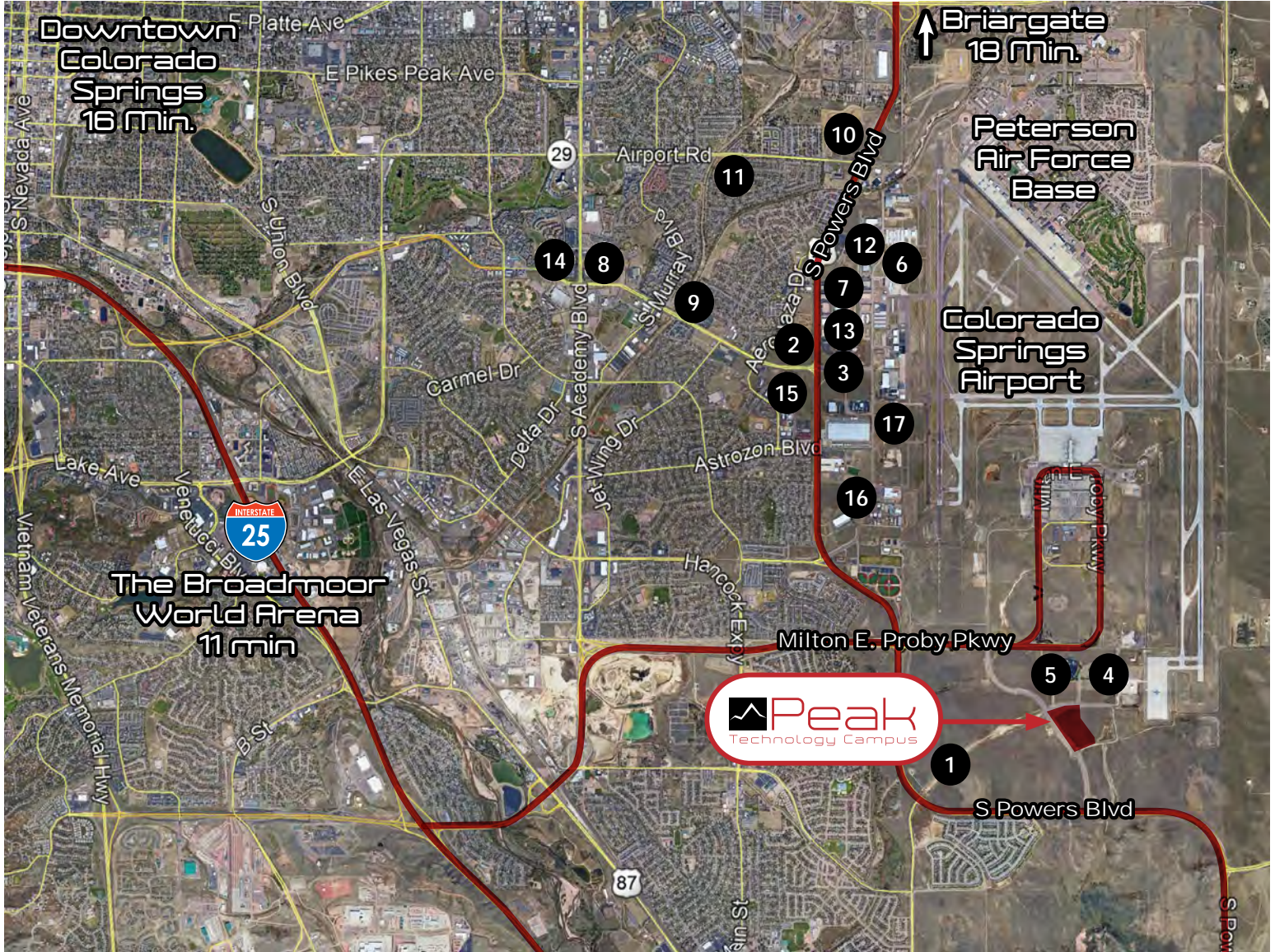
**Colorado Springs**



## Details:

- High efficiency in full floor and multi-tenant configurations
- Loading Dock
- Building Signage
- Secure Ready Sites with Dedicated Entry
- Proximate to multi-modal transportation, Colorado Springs Airport, and Interstate 25 via Milton E. Proby Parkway.
- 38.4 percent of the population holds a bachelors degree or higher, providing access to a highly motivated and educated workforce
- Numerous hotels, restaurants, and retail amenities are within minutes of the property.
- Extensive incentive programs, including the Colorado Springs Region Opportunity Zone, Pikes Peak Enterprise Zone, and Commercial Aeronautical Zone (CAZ). Additional information on incentives can be found at [Click here](#)





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|------------------------------|---------------------------|------------------------|
| 1. Amazon                    | 7. Collins Aerospace      | 13. Mantech            |
| 2. dpiX                      | 8. Raytheon               | 14. Lockheed Martin    |
| 3. SAIC                      | 9. L3 Harris Technologies | 15. S4 Inc             |
| 4. The Aerospace Corporation | 10. Booz Allen Hamilton   | 16. TMC                |
| 5. Northrop Grumman          | 11. Boeing                | 17. Sierra Nevada Corp |
| 6. FedEx                     | 12. Serco                 |                        |

111 South Tejon, Suite 400, Colorado Springs, CO

[nmrk.com](http://nmrk.com)

**Brian L. Wagner**  
bwagner@ngkf.com  
719-228-0107

**Mark G. O'Donnell, Jr.**  
modonnell@ngkf.com  
719-228-0106

**Kenton R. Mau**  
kmau@ngkf.com  
719-228-0105

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