

# PATRIOT PARK I

985 SPACE  
CENTER





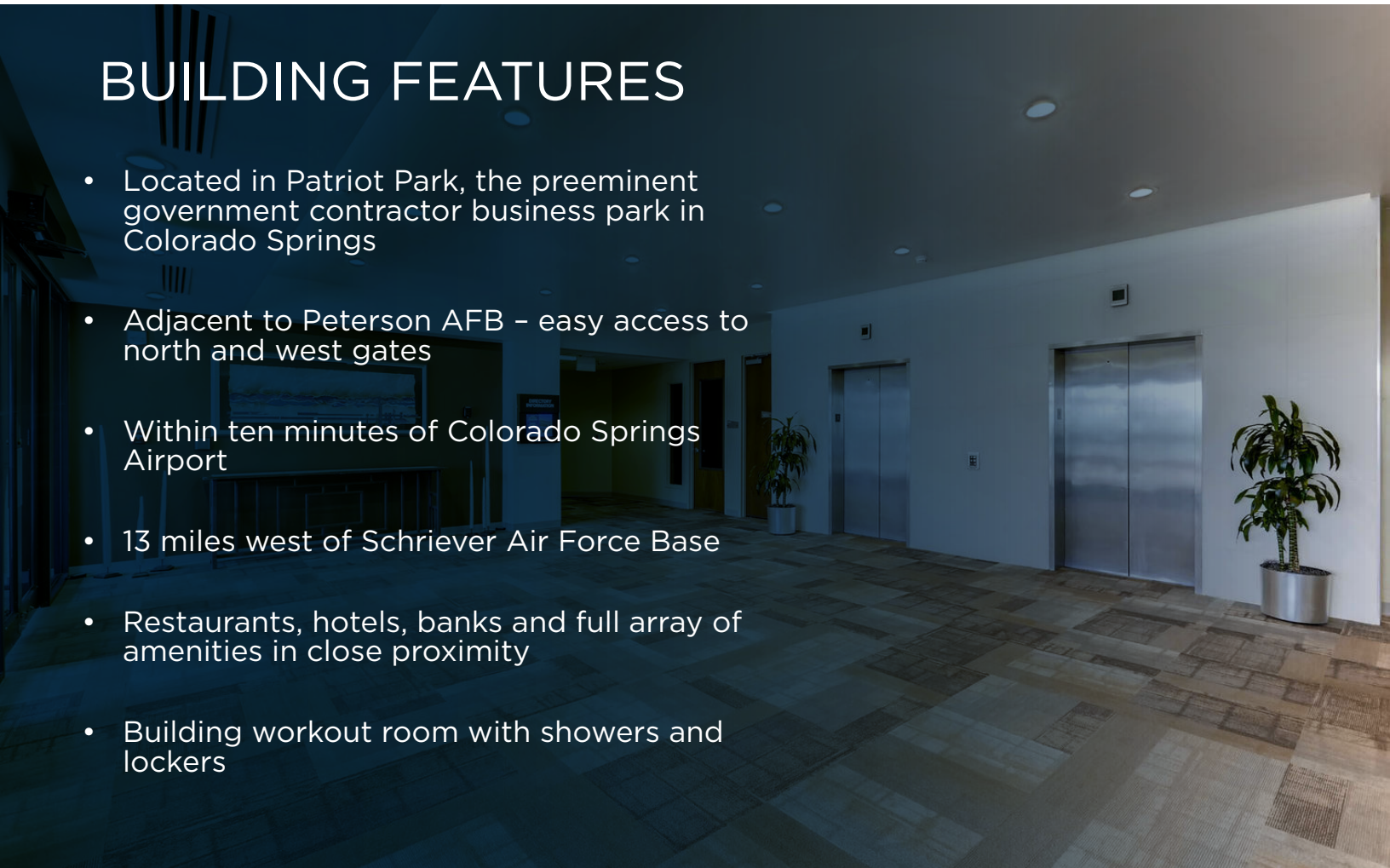
# 985 Space Center Drive

Colorado Springs, CO 80915

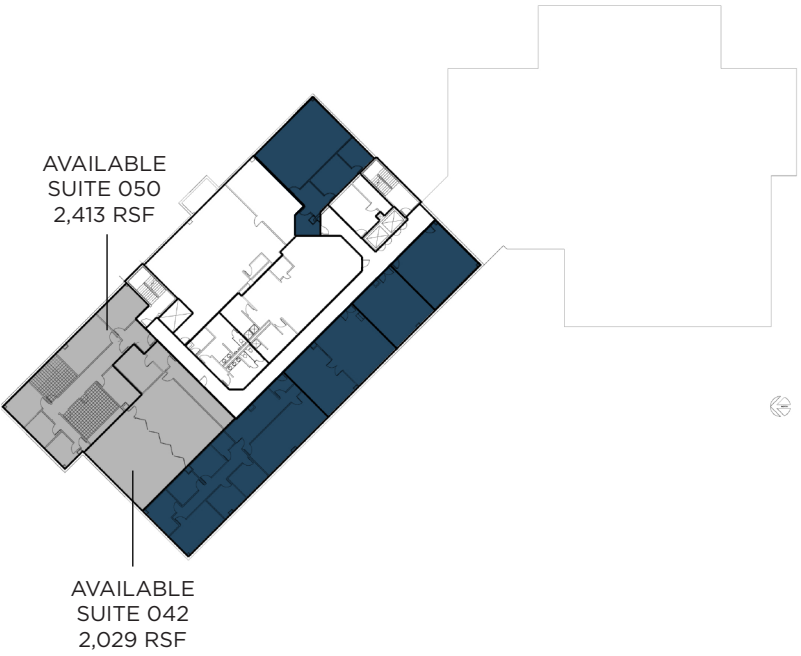
BUILDING SIZE:	103,183 RSF
AVAILABLE SPACE:	2,012-15,491 RSF
LEASE RATE:	From \$15.00 per RSF NNN
EXPENSES:	\$7.49 per RSF (2019 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	3 spaces per 1,000 RSF
NUMBER OF STORIES:	4
YEAR CONSTRUCTED:	1989

## BUILDING FEATURES

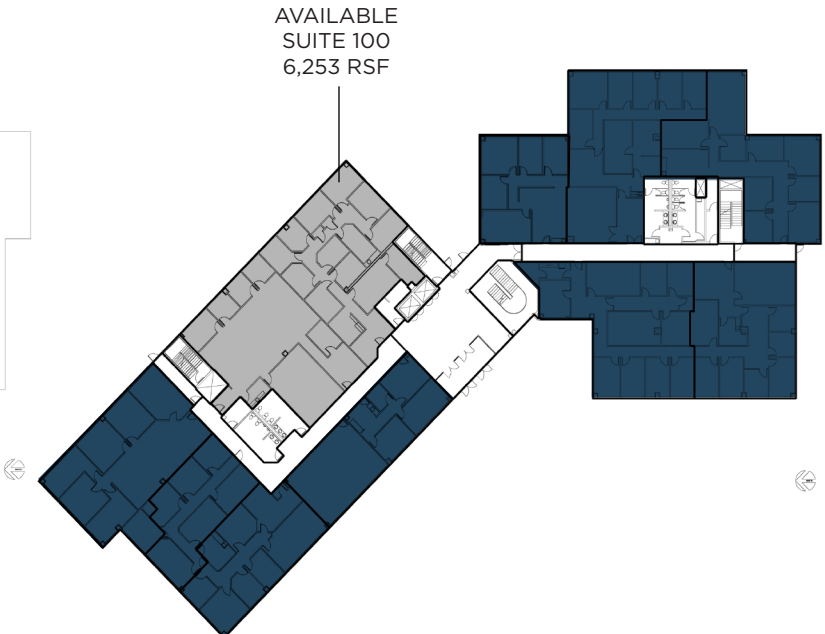
- Located in Patriot Park, the preeminent government contractor business park in Colorado Springs
- Adjacent to Peterson AFB – easy access to north and west gates
- Within ten minutes of Colorado Springs Airport
- 13 miles west of Schriever Air Force Base
- Restaurants, hotels, banks and full array of amenities in close proximity
- Building workout room with showers and lockers



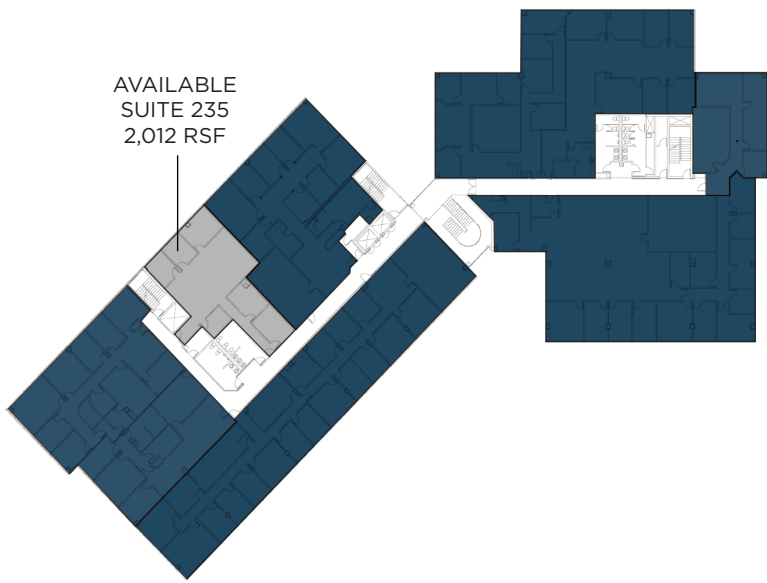
Basement



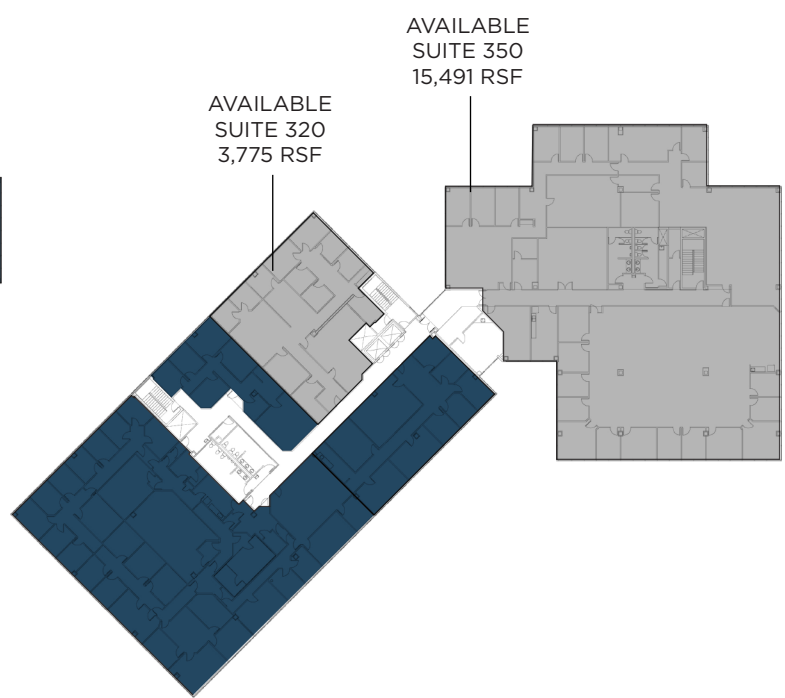
1st Floor



2nd Floor



3rd Floor







## 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

## DRIVE TIMES

Peterson Air Force Base	6 minutes
Downtown Colorado Springs	13 minutes
Colorado Springs Airport	13 minutes
I-25	15 minutes
NORAD	22 minutes
Fort Carson	23 minutes
Schriever Air Force Base	23 minutes
Air Force Academy	32 minutes
Denver International Airport	1.5 hours

## EXCLUSIVE LEASING AGENTS

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**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**