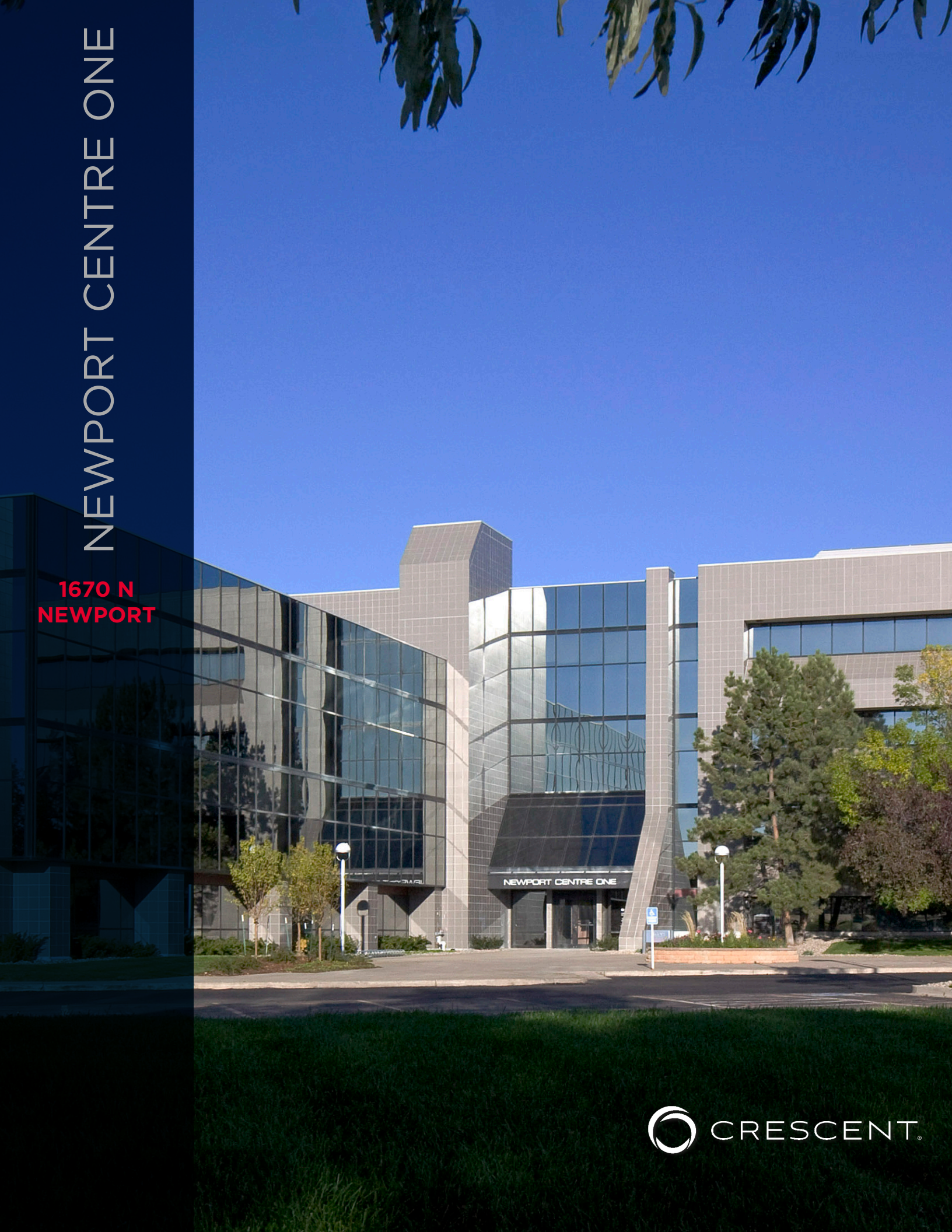


NEWPORT CENTRE ONE

1670 N
NEWPORT



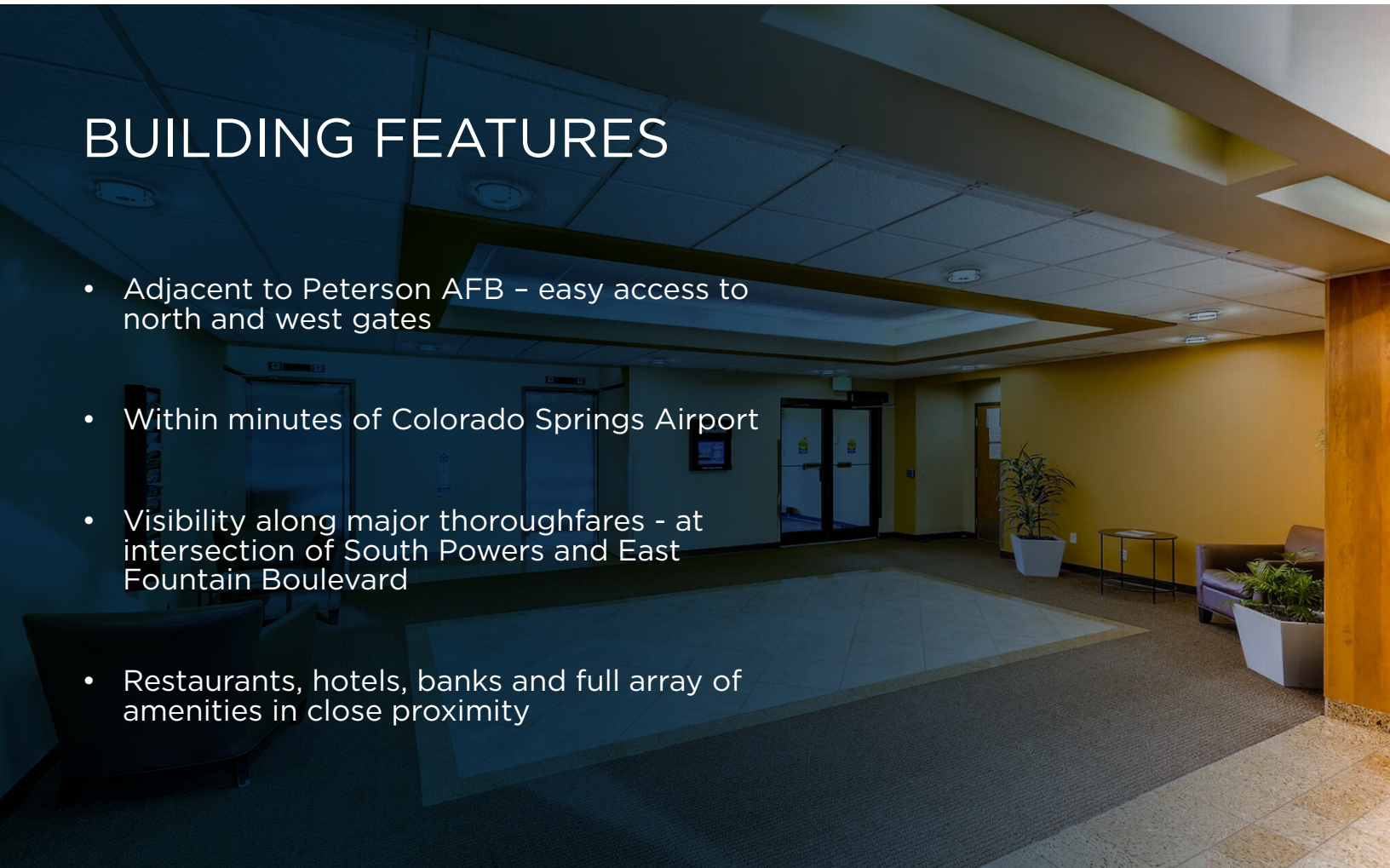
1670 N Newport Road

Colorado Springs, CO 80916

BUILDING SIZE:	67,641 RSF
AVAILABLE SPACE:	Suite 100: 6,925 RSF (pending) Suite 150: 10,158 RSF (pending) Suite 200: 8,130 RSF (pending) <u>Suite 250: 11,698 RSF (pending)</u> 36,911 RSF
LEASE RATE:	Call Broker
EXPENSES:	\$7.35 per RSF (2019 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	4 spaces per 1,000 RSF
NUMBER OF STORIES:	4
YEAR CONSTRUCTED:	1987

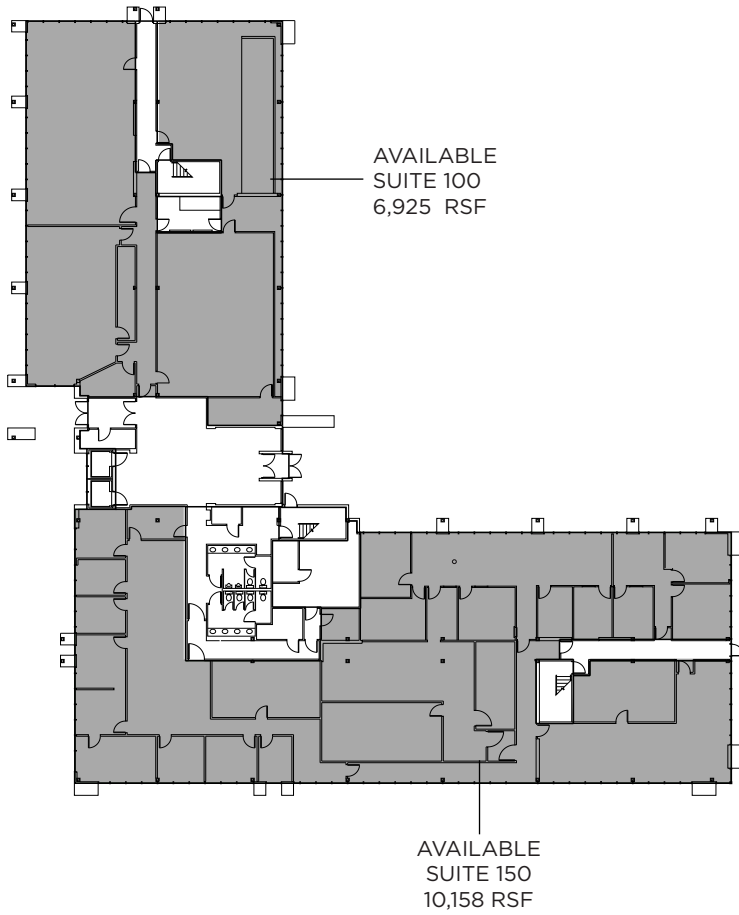
BUILDING FEATURES

- Adjacent to Peterson AFB – easy access to north and west gates
- Within minutes of Colorado Springs Airport
- Visibility along major thoroughfares - at intersection of South Powers and East Fountain Boulevard
- Restaurants, hotels, banks and full array of amenities in close proximity

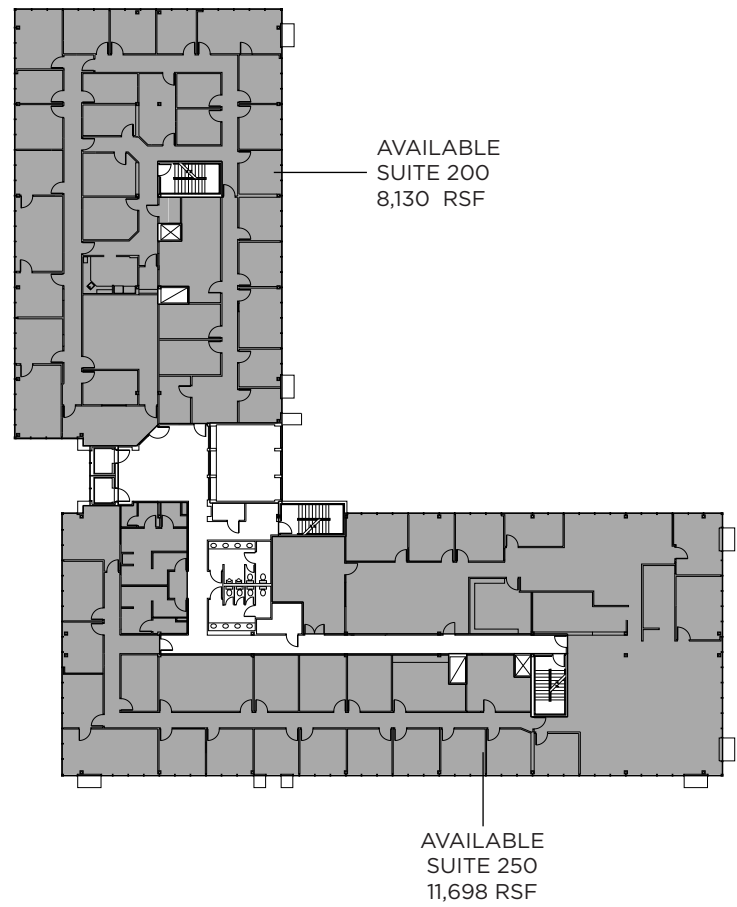


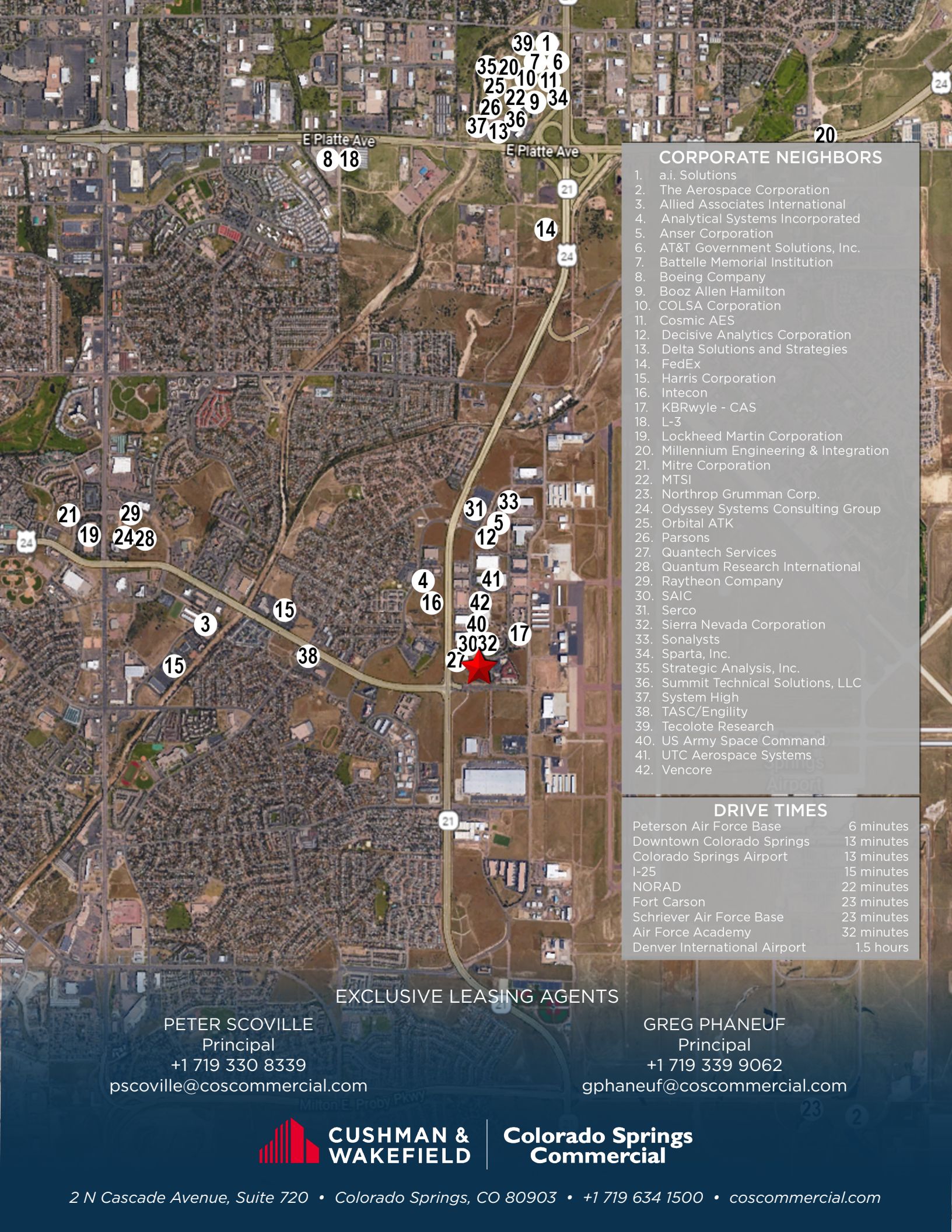


1st Floor



2nd 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

PETER SCOVILLE
Principal

+1 719 330 8339

pscoville@coscommercial.com

GREG PHANEUF
Principal

+1 719 339 9062

gphaneuf@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**