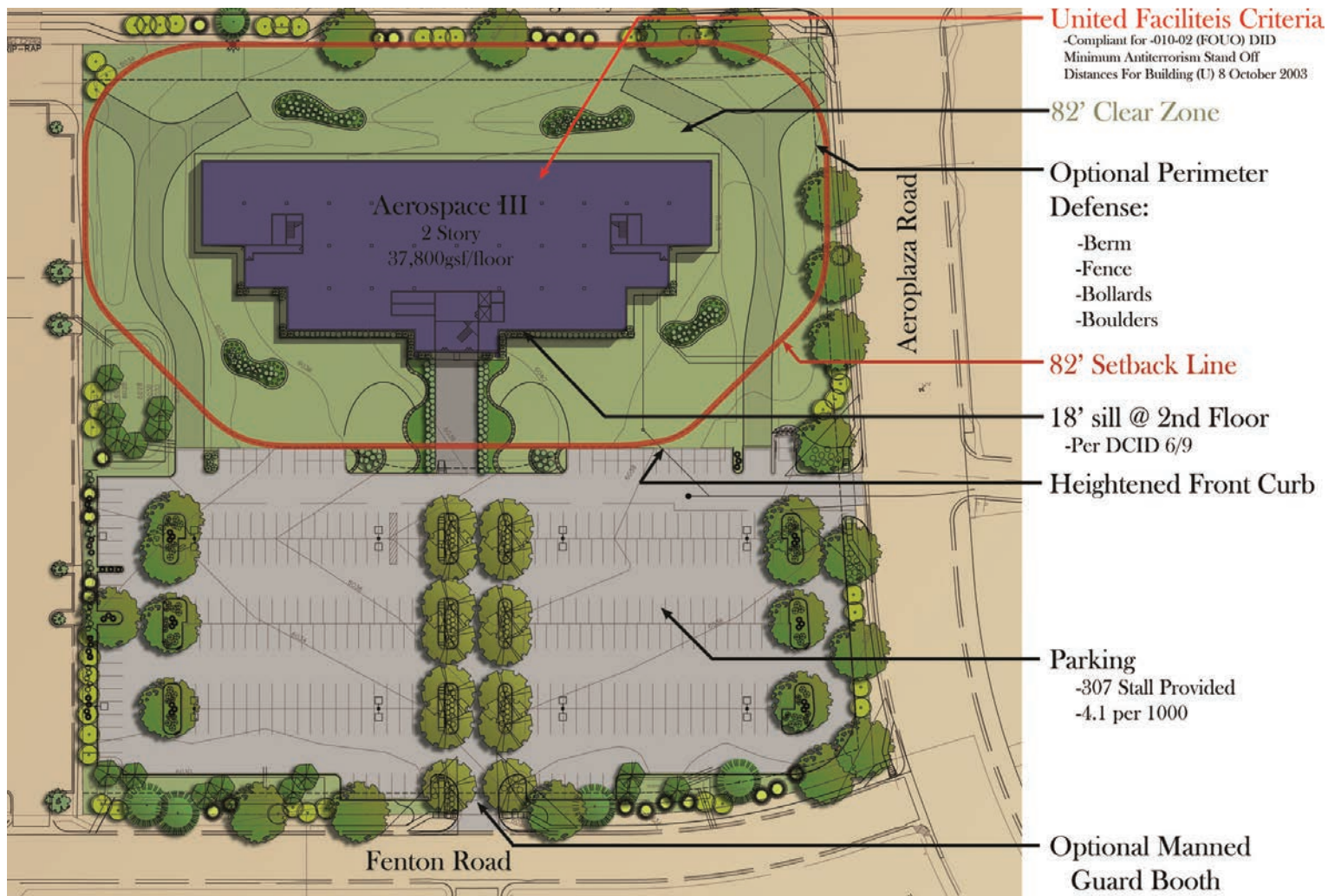


# AEROSPACE TECH CENTER III



# AEROSPACE TECH CENTER III

SWC OF AEROPLAZA DRIVE AND FOUNTAIN BOULEVARD  
COLORADO SPRINGS, CO 80919



**NOW PRE-LEASING**  
**12 MONTH DELIVERY**  
**6 MINUTES FROM WEST GATE OF PETERSON AFB**

## DEVELOPED BY:

**Summit Development Group** - St. Louis, MO

&

**Olive Real Estate Group, Inc.** - Colorado Springs, CO

## SUBMIT ALL INQUIRIES TO:

**Jim DiBiase or Ingrid Richter - Olive Real Estate Group, Inc.**

102 N. Cascade Avenue, Suite 250, Colorado Springs, CO 80903

T. 719.578.0089 / F. 719.578.0089 / [www.oliverreg.com](http://www.oliverreg.com)

**Jim DiBiase**

[jjmd@oliverreg.com](mailto:jjmd@oliverreg.com)  
719.330-6008

**Ingrid Richter**

[ingridrichter@oliverreg.com](mailto:ingridrichter@oliverreg.com)  
719.660.2001

## FORCE PROTECTED SITE

**Building Design - 75,600 RSF**

**LEED CERTIFIED BUILDING (U.S. Green Building Council)**

**Compliant with Unified Facilities Criteria 4-010-01, (FOUO) DoD Minimum**

**Anti-Terrorism Stand Off Distances for Buildings (U) 8 October 2003**

**Southwest Corner of Aeroplaza Drive and Fountain Boulevard**

**Jim DiBiase**

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# EL PASO COUNTY ENTERPRISE ZONE - POTENTIAL INCENTIVES

<https://admin.elpasoco.com/economic-development/enterprise-zone-contribution-projects>

### Business Terms:

- Asking rent of \$28.00 per SF
- Operating expenses estimated at \$8.50 PSF
- Tenant improvement allowance of \$60.00 PSF.
- Minimum of 4.1 spaces per 1,000 SF leased (expansion possible)

### A Technology Advanced Building:

- LEED Certified Building
- Fiber optics
- 7 watts of power per square foot
- VAV HVAC system

### Prominent Identity:

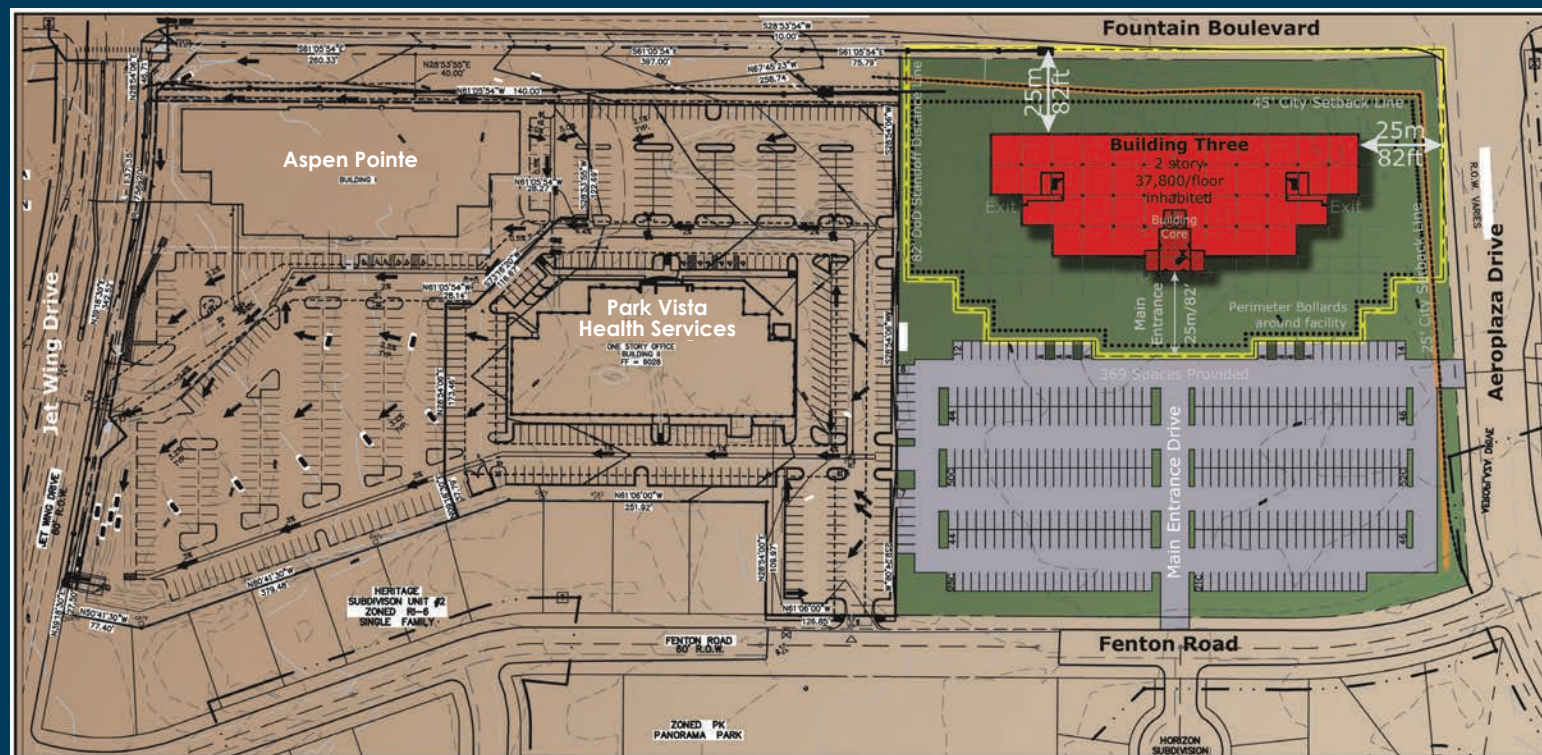
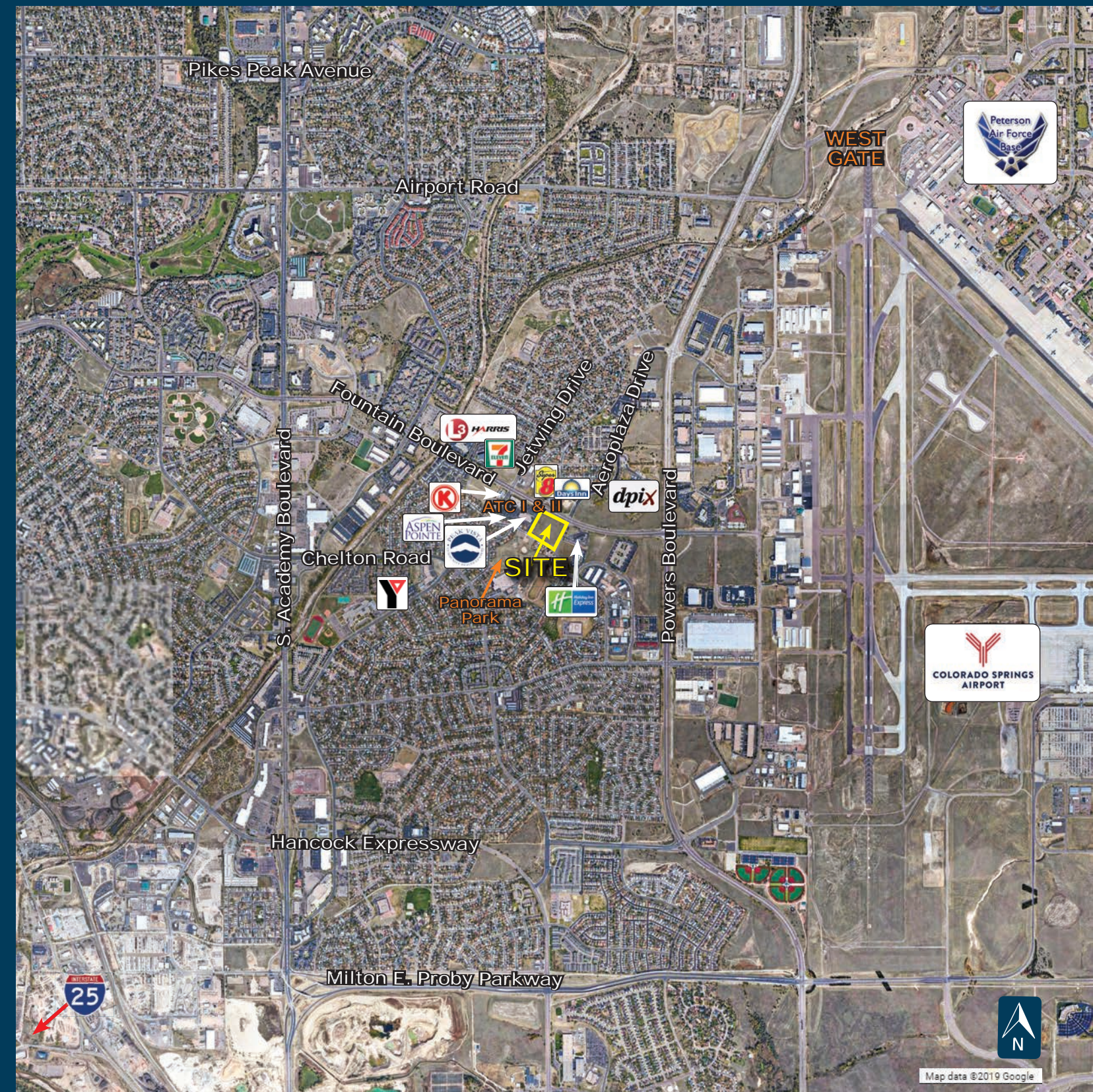
- Excellent signage possibilities with prime Highway 24 frontage

### Maximum Design Efficiency:

- Multi-tenant r/u factor of approximately 12%
- Single floor r/u factor of approximately 8%
- 10 foot finished ceilings
- 5 foot window mullions

### Preferred Location:

- Located in the heart of "Defense Contractor Row" at the southwest corner of Fountain Boulevard and Aero Plaza
- Easy access to Peterson Air Force Base, Schriever Air Force Base and Chyenne Mountain Air Force Base
- El Paso County Enterprise Zone
- Less than 3.50 miles from the Colorado Springs Municipal Airport
- Walking distance to multiple hotels



<b>AEROSPACE TECHNOLOGY CENTER</b>	Total Building Area	75,600 sf
BUILDING THREE COMPLIANT UNIFIED FACILITIES CRITERIA FOR -010-02, (FOUO) DOD	Total Parking Spaces Required	1 per 200 (303 spaces)
MINIMUM ANTITERRORISM STAND OFF DISTANCES FOR BUILDINGS (U) 8 OCTOBER 2003	Total Standard Parking Spaces Required	60% or 182 spaces (221 provided)
September 22, 2005 Scale: 1" = 100'-0"	Total Stalls Provided	369 spaces (4.9 per 1000)