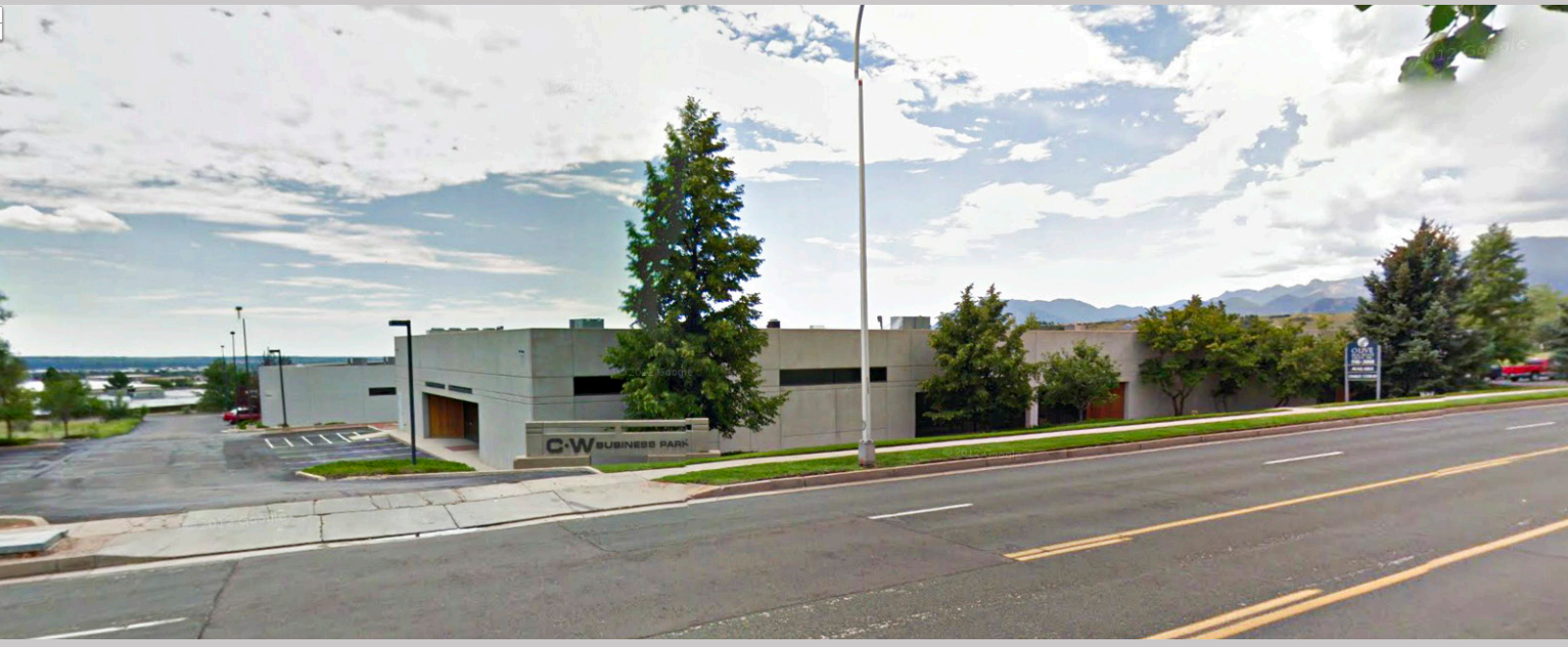


GARDEN OF THE GODS CORRIDOR LOCATION



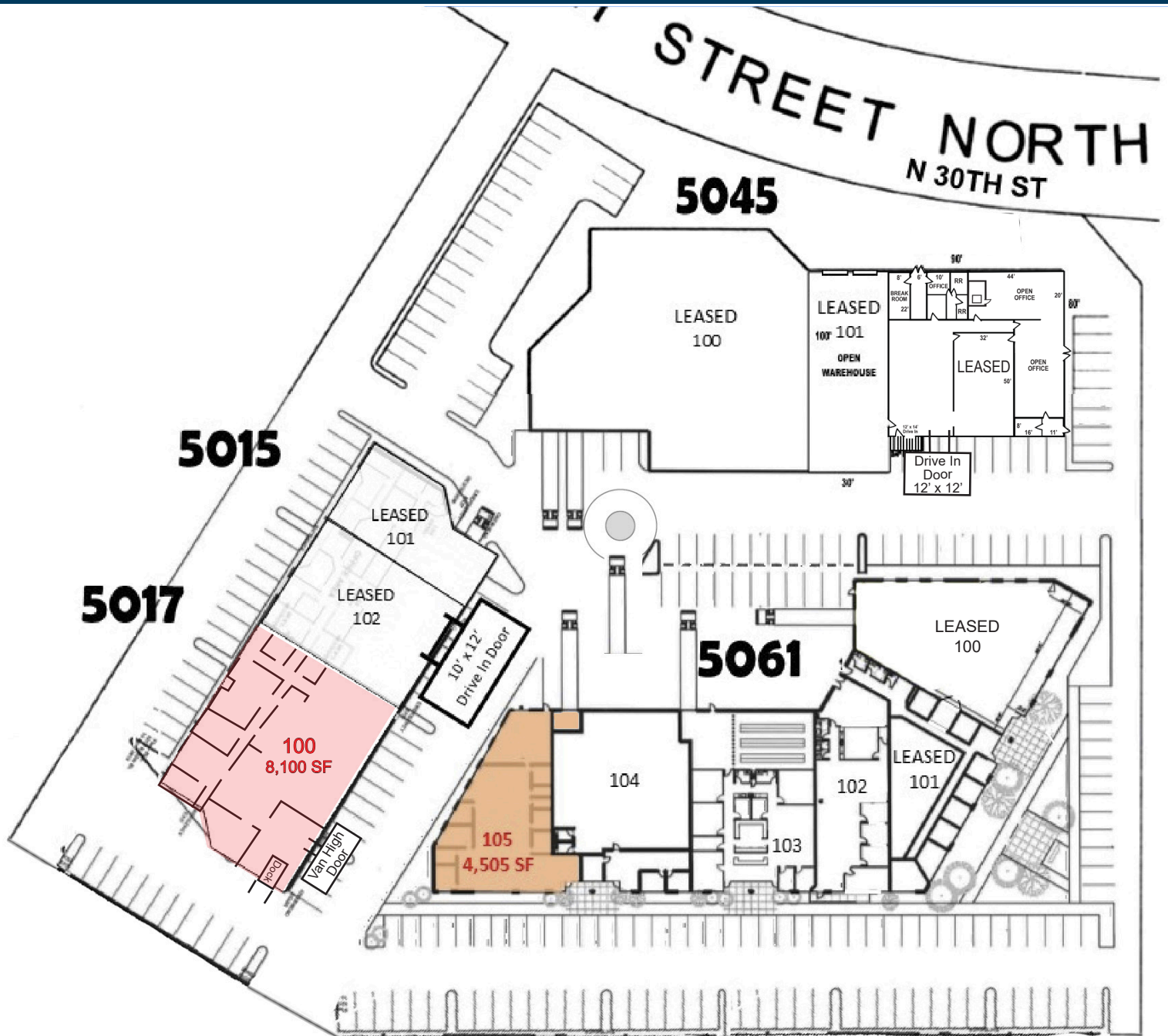
- Class "A" Business Park
- Located on N. 30th Street, just north of Garden of the Gods Road with easy access to I-25
- Corporate neighbors include Federal Express, Agilent Technologies, El Paso County Government Offices, Space Foundation, Affiliated Computer Services, Premiere Global Services and Entegris



| PROPERTY INFORMATION | |
|------------------------|---|
| PROJECT SIZE | 71,200 SF (3 single story buildings) |
| AVAILABLE SPACE | See back floor plan for available options |
| LEASE RATE | See rates on back |
| LEASE TYPE | NNN = \$3.56/SF |
| SITE SIZE | 4.68 Acres |
| ZONING | PIP 2 (Planned Industrial Park) |
| YEAR BUILT | 1983 |
| CEILING HEIGHT | 14' |
| PARKING | 3.7 / 1,000 SF |
| ELECTRIC | 3 Phase |

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CW BUSINESS PARK



| BUILDING | SUITE | SQFT | LEASE RATE | COMMENTS |
|----------|-------|-------|----------------------|--|
| 5061 | 105 | 4,505 | \$8.75 NNN Year 1 | +/- 75% Office/Showroom/Small Warehouse with Ground Level Loading |
| 5017 | 100 | 8,100 | \$7.75 NNN Year 1 | Dock and Van High Doors Flexible Office/Industrial |

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