



WESTGATE

AT POWERS

CLASS A OFFICE, FLEX/R&D SPACE IN SOUTHEAST SUBMARKET

NEW TO MARKET!

Westgate is a planned, mixed-use 58.71 acre project that will bring new amenities and services to the southeast Colorado Springs area, in a campus-like setting with walking trails and landscaped open space. Office and flex tenants will benefit from convenient restaurants and services within easy walking distance from the business park. Westgate has great visibility and access from both Powers Boulevard and Airport Road. Preleasing now in all project phases.

14.46 acres of available PBC land is designated for Class A two-story office building or single-story flex/ R&D space with up to 25 feet clear height. The site has been approved for land coverage up to 120,000 square feet or 240,000 square feet of office space. Two alternate site plans have been approved. Owner/Developer will build to suit with long-term lease option, and also available for sale or lease.

MIXED-USE 58.71 ACRE PROJECT

14.46 Acres of PBC
Office/Flex Land

PRELEASING NOW IN ALL PROJECT PHASES

NEC Troy Hill Road
and Airport Road on
S. Powers Boulevard

Get Project Info and
Property Documents
online at
westgateonpowers.com

CBRE



LOCATION

- Northeast corner of Troy Hill Road and Airport Road on S. Powers Boulevard
- Minutes to Peterson AFB main gate and visitors center

ZONING

- PBC (Public Business Center) AO/APZ with Airport Overlay, C-5 zoning

CLASS A OFFICE

SITE

- Approved for up to two-stories of office space, with minimum 10 ft ceilings
- Two alternate site plans approved for two 60,000+ square feet buildings or 240,000 square feet of office space
- Ground-up construction of concrete tilt-up panel system
- General office, laboratory, SCIF, force-protection and LEEDS-certified possible
- Fiber optics, VAV HVAC system
- Signage Options

LEASE RATES

- \$18.50 - subject to tenant improvement package

PARKING RATIO

- 4.3/1000 rentable square feet

TENANT IMPROVEMENT BUDGET

- Negotiable depending on lease term starting at \$25.00/RSF

PRELEASING/ESTIMATED DELIVERY

- Twelve (12) months from executed lease

EMPLOYER TAX BENEFITS

- Located in a designated Enterprise Zone (EZ)
<https://admin.elpasoco.com/economic-development/pikes-peak-enterprise-zone/>

FLEX/R&D

SITE

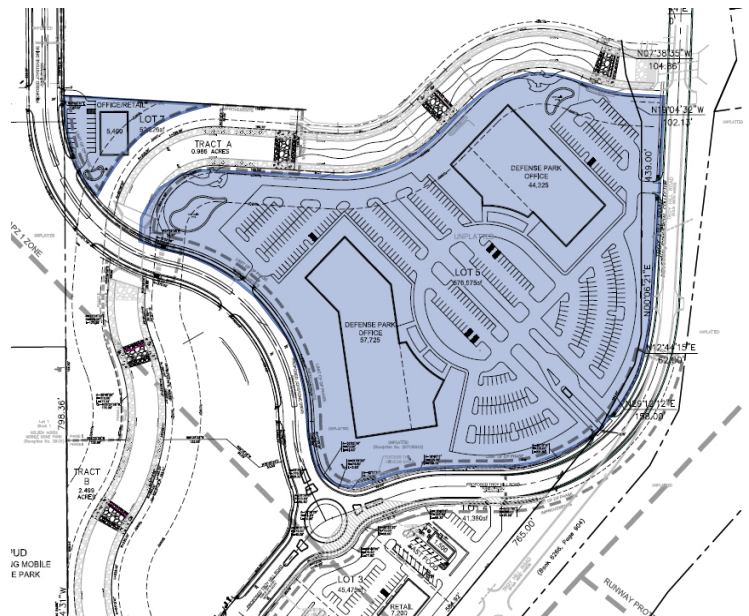
- Single-story ground up concrete tilt-up construction up to 120,000 RSF
- Clear Height up to 25 ft
- Dock-high, ground level doors possible
- Fiber optics, VAV HVAC system, power

LEASE RATES

- \$10.50 - subject to tenant improvement package

BUILD TO SUIT

Owner/developer will manage the build-to-suit process from acquisitions, entitlement, building specifications, permitting, and construction, delivering the project on time and on budget. Our development and construction team has a reputation of working with the best partners in architecture, engineering and construction to deliver a first class facility. www.nuterrapartners.com



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WESTGATE

CBRE

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