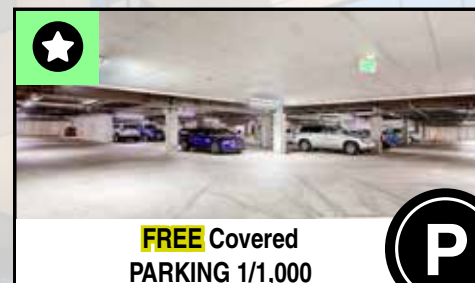


# TECH



## PROPERTY DETAILS:

- Address: 5555 Tech Center Drive
- Lease Rate: \$16.50/SF, NNN
- Operating Expenses: \$8.80/SF (2019 est.)
- Parking: 4:1,000, including 1:1,000 covered
- Year Built: 1998
- On-site property management



AMENITIES

two FIBER  
PROVIDERS



LOADING  
DOCK



FOODTRUCK



ngkf.com

111 South Tejon Street, Suite 404, Colorado Springs, CO 80903

For more information, contact:

Brian Wagner 719.228.0107 bwagner@ngkf.com

Kent Mau 719.228.0105 kmau@ngkf.com

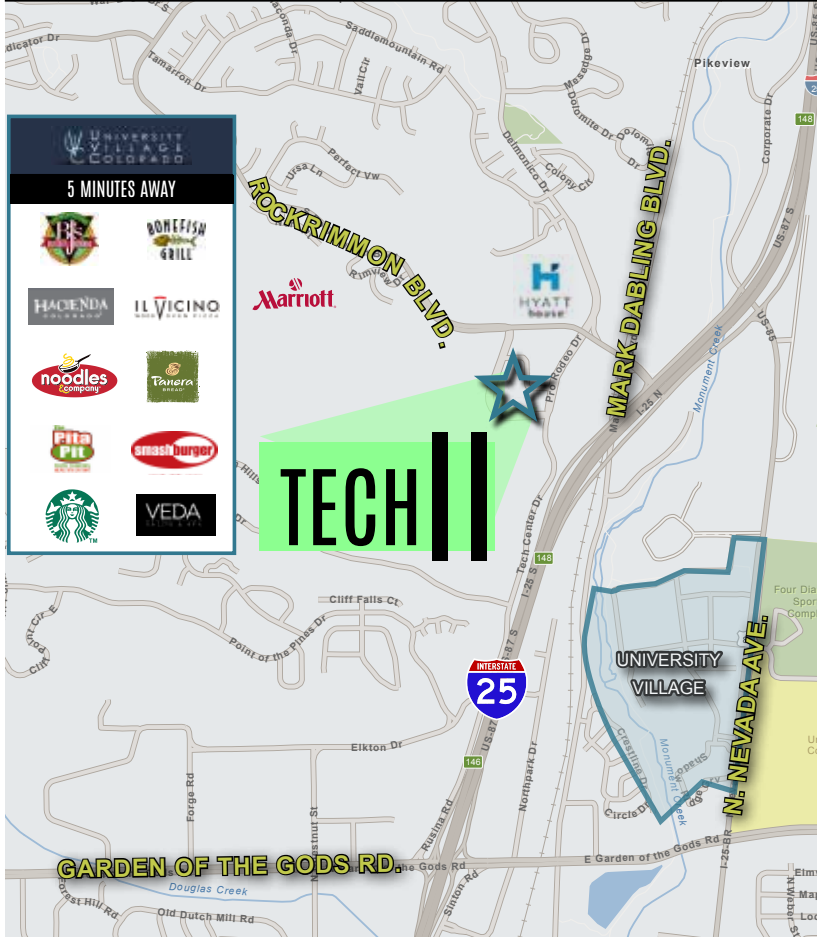


LOCATION

Tech II is located in the most flexible location in Colorado Springs

**1** minute from I-25 | **7** minutes to Briargate | **10** minutes to Downtown

● Full service Marriot next door



### AVAILABILITY

Suite 119 1,858 RSF

**TOTAL 1,858 RSF**



**Newmark  
Knight Frank**

ngkf.com

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.