

# AEROSPACE TECH CENTER I



# AEROSPACE TECH CENTER I

CLASS 'A' OFFICE BUILDING FOR LEASE  
1795 JET WING DRIVE, COLORADO SPRINGS, CO 80919

**SCIF SPACE AVAILABLE**



## EL PASO COUNTY ENTERPRISE ZONE

### What is the Enterprise Zone?

The Enterprise Zone program provides incentives for new and established businesses to locate and expand in economically distressed areas of the State. Businesses in the Enterprise Zone may save thousands of dollars on their Colorado income tax bill each year for any or all of the following:

- Making capital investments
- Hiring new employees
- Providing training for employees
- Rehabilitating old buildings
- Conducting research & development

### Why do I care about the Enterprise Zone?

The El Paso County Enterprise Zone can turn the money you've been paying in taxes into working capital. That's thousands of dollars a business can save each year.

### Who is eligible for Enterprise Zone credits?

Any business located in the Enterprise Zone is eligible to receive these tax credits.

### For more information please visit:

<http://adm.elpasoco.com/BudgetAdministration/EconomicDevelopment/Pages/EnterpriseZone.aspx>

## A TECHNOLOGICALLY ADVANCED BUILDING

FIBER OPTICS • 7 WATTS OF POWER PER SQFT • VAV HVAC SYSTEM

**BUILDING INFORMATION:** 2-Story / Built in 2000

**SCIF:** 8,311 SF space available

**IDEALLY DESIGNED:** As part of the Aerospace Tech Center business campus, it is designed to accommodate DOD contractors and other high-tech tenants

**PROMINENT IDENTITY:** Excellent tenant signage with prime Highway 24 frontage

**MAXIMUM DESIGN EFFICIENCY:** Multi-tenant R/U Factor of approximately 12% / Single floor R/U Factor of approximately 8% / 5 Foot window mullions / 10 foot finished ceilings

**PARKING:** 4.25/1,000

**AVAILABLE:** Approximately 22,439 SF

**SCIFF SPACE:** Approximately 8,311 SF

**ASKING LEASE RATE:** \$25.00PSF NNN (\$8.50 SF)

### LOCATION AMENITIES

Close proximity to multiple hotels, restaurants, airport, pharmacies, grocery stores, club grocery, gas stations, post office & more

### PREFERRED LOCATION

- Located in the heart of "Defense Contractor Row"
- Located in the El Paso County Enterprise Zone
- Easy Access to US Highway 24 - Fountain Boulevard, Powers Boulevard and I-25

### CORPORATE NEIGHBORS

General Dynamics (Gateway Centre) / Scitor / ITT Raytheon / Lockheed Martin / SAIC / Mitre Northrup Grumman / L3 Harris

Jim DiBiase  
jjimd@oliverreg.com

Jim DiBiase  
jjimd@oliverreg.com

102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903 • t. 719.598.3000 f. 719.578.0089 www.oliverreg.com

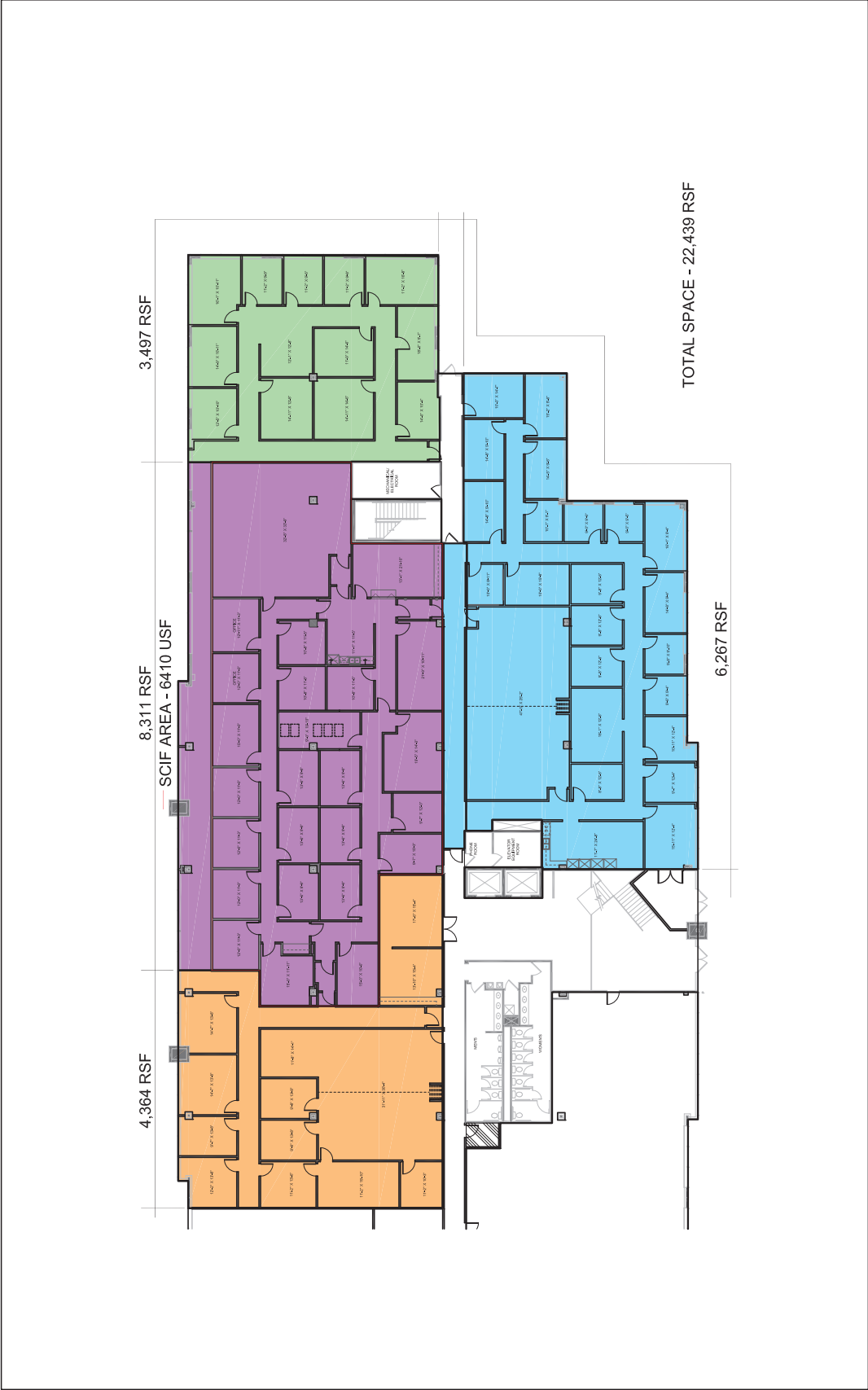
102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903 • t. 719.598.3000 f. 719.578.0089 www.oliverreg.com

Olive Real Estate Group, Inc. Copyright 2019. Reproductions are legally prohibited without written consent.  
Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.

Olive Real Estate Group, Inc. Copyright 2019. Reproductions are legally prohibited without written consent.  
Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.



DISTANCES & DRIVE TIMES		
Location	Miles	Minutes
Colorado Springs Airport	3.5	5
Peterson Air Force Base	2.5	5
Fort Carson Army Base	5.5	10
Shriever Air Force Base	14	18
US Air Force Academy	15	19
Downtown Bus. District	5	8
I-25	5.5	7



AEROSPACE  
TECHNOLOGY CENTER  
1ST FLOOR  
1795 JET WING DRIVE  
COLORADO SPRINGS, COLORADO

1ST FLOOR PLAN  
08-02-19  
SCALE: NTS

bobbyhill  
DESIGNS  
219 WEST COLORADO AVE.  
SUITE 308  
COLORADO SPRINGS, CO.  
719-634-3600 719-634-2239

Jim DiBiase  
jimd@olivereg.com