

TECH CENTER I

5450 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919

FULL FLOORS AVAILABLE
34,000± RSF



OFFICE FOR LEASE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

TECH CENTER I

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COLORADO SPRINGS, CO 80919

PROPERTY HIGHLIGHTS

Building Size:	111,788 RSF
Available Space:	Suite 101: 16,763 RSF Suite 200: 17,225 RSF Suite 201: 17,184 RSF 2nd Floor: 34,409 RSF Suite 300: 2,415-17,074 RSF Suite 301: 16,982 RSF 3rd Floor: 34,056 RSF
Proposed Spec Suites:	3rd Floor: 2,415 RSF 3,545 RSF
Total Available:	85,228 RSF
Lease Rate:	Contact Broker
Operating Expenses:	\$10.17 per RSF (2026 est.)
Parking Ratio:	3.5/1,000 RSF

Tech Center I is a 4-story, 111,788-square-foot professional office property with excellent freeway access to I-25. This centrally located, highly prominent, & well maintained building is in close proximity to Downtown, Colorado Springs Airport, & Air Force Academy.

- **Upcoming lobby renovations**
- On-call building engineer & manager
- Incredible mountain and city views
- Excellent visibility from I-25
- Conveniently located to shopping, hotels, restaurants, & hiking trails

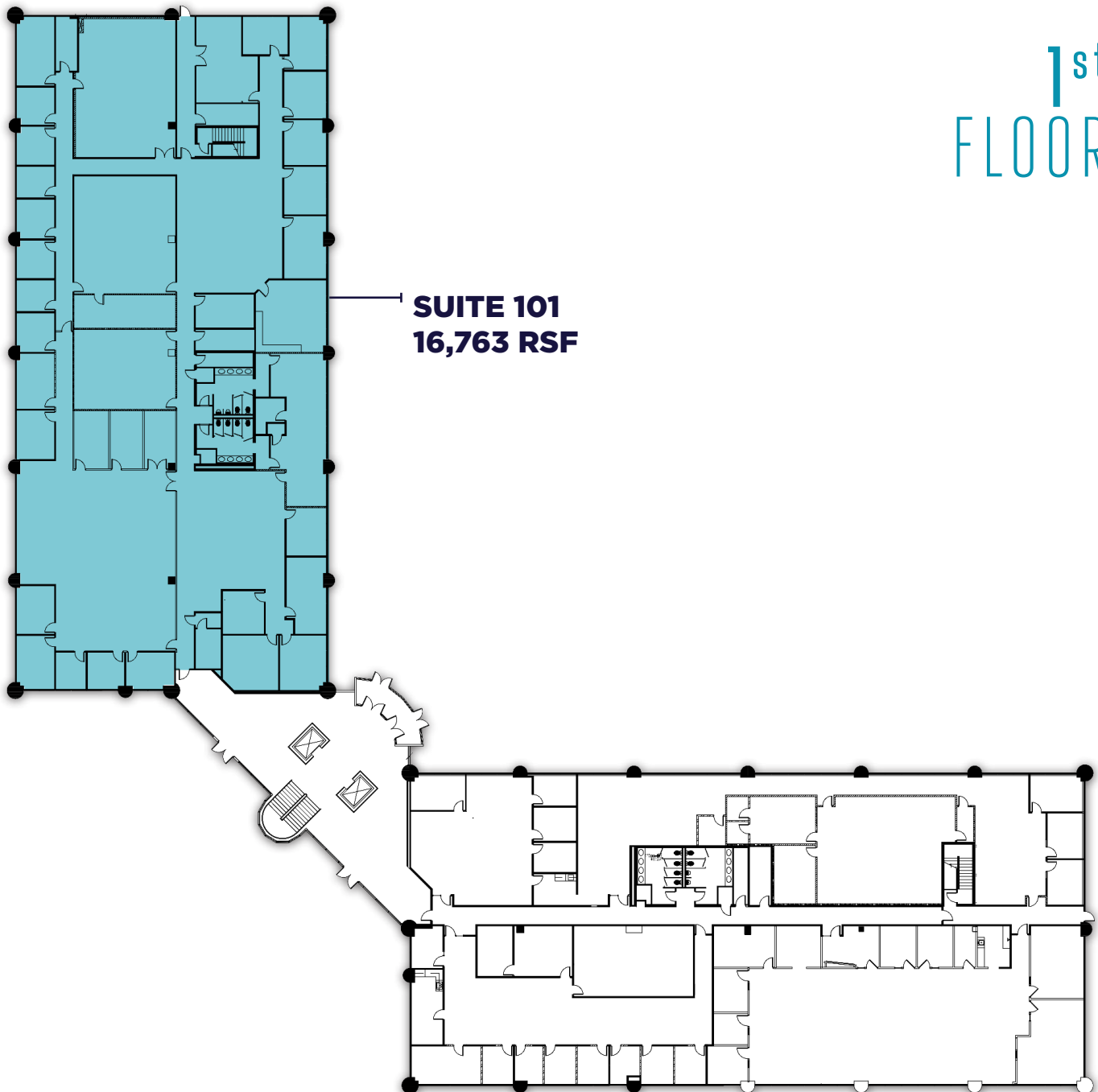


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FLOOR PLANS

1st
FLOOR



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

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FLOOR PLANS

2nd FLOOR

FULL FLOOR AVAILABLE
34,409 RSF

SUITE 201
17,184 RSF

SUITE 200
17,225 RSF

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FLOOR PLANS

3rd FLOOR

FULL FLOOR AVAILABLE
34,056 RSF

SUITE 301
16,982 RSF

Former DOD office space
with secure space available



**DOWNLOAD
FLOOR PLAN**

**Proposed Spec
Suite**
2,415 RSF

SUITE 300
2,415-17,074 RSF



**DOWNLOAD
FLOOR PLAN**

**Proposed Spec
Suite**
3,545 RSF

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