

AEROTECH R&D

1915-1925 AEROTECH DR COLORADO SPRINGS, CO 80916

OFFICE/FLEX FOR LEASE

SOUTHEAST MARKET



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



Positioned in the heart of Colorado Springs' established southeast submarket, Aero Tech R&D offers a highly functional office/flex environment designed to support a wide range of users—from defense contractors to technology, engineering, and professional services firms. Located within the city's recognized defense contractor corridor, the property is surrounded by a strong ecosystem of aerospace and government-affiliated users, creating a strategic advantage for tenants seeking proximity to key industry partners and an educated workforce.

The campus-style setting provides a professional and inviting environment, featuring beautifully landscaped common areas, abundant natural light, and Pikes Peak views. The available ±4,664 RSF suite is thoughtfully built out with hardwall offices, a large conference/training room, break room, and in-suite restrooms—offering a turnkey solution for teams that value both functionality and comfort.

Connectivity is a major highlight, with immediate access to Powers Boulevard, I-25, and the Colorado Springs Airport, allowing for efficient regional and national travel. The surrounding area offers a full range of amenities including hotels, restaurants, retail, and banking, supporting both employees and visiting clients.

With its combination of strategic location, established tenant base, and flexible office/flex configuration, Aero Tech R&D presents a compelling leasing opportunity in one of Colorado Springs' most active and infrastructure-rich employment corridors.



BUILDING SIZE
76,000 SF



YEAR BUILT
1985



ZONING
PIP2
COLORADO ENTERPRISE ZONE



AVAILABLE SPACE
3,115-8,976 SF



LEASE RATE
\$16.00 PER SF NNN



EXPENSES
\$5.75/SF
(2026 EST.)



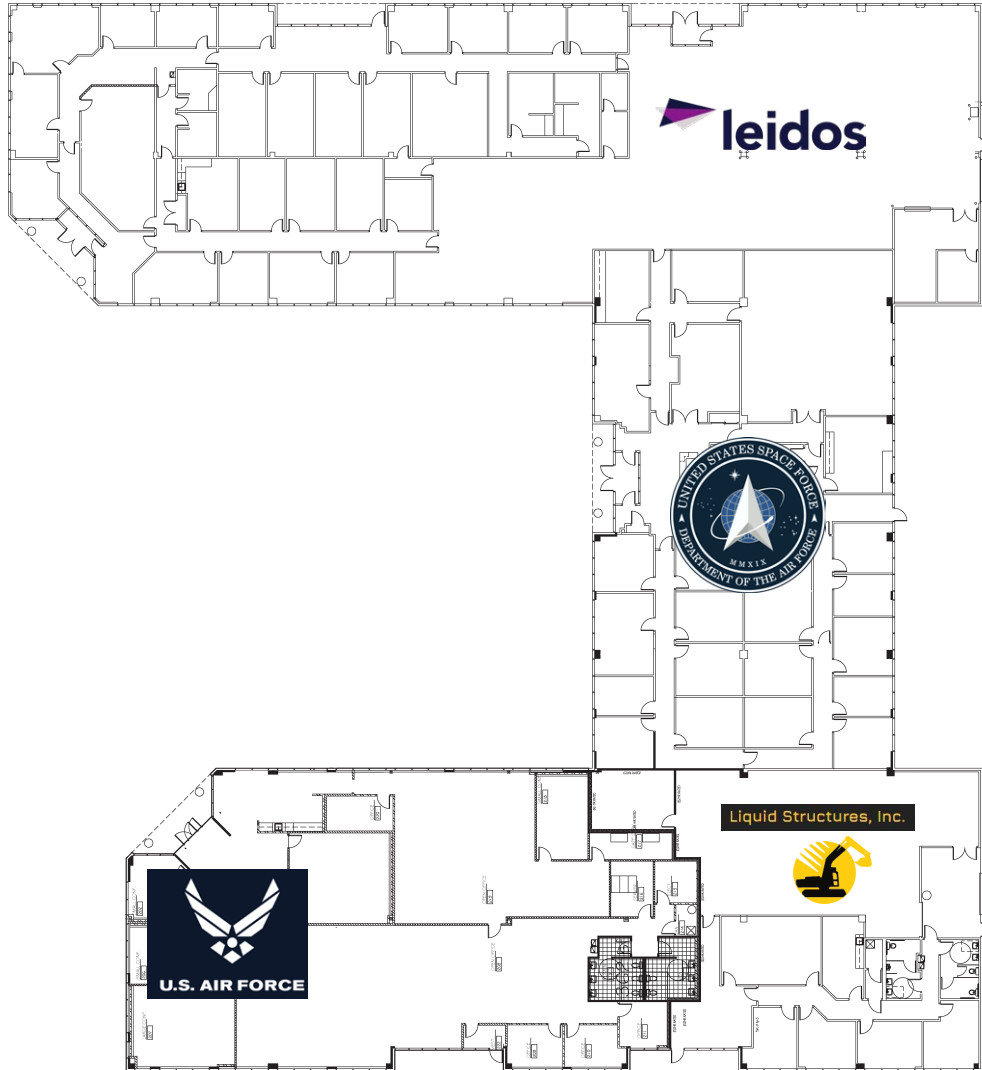
FLOORPLANS

FEATURES

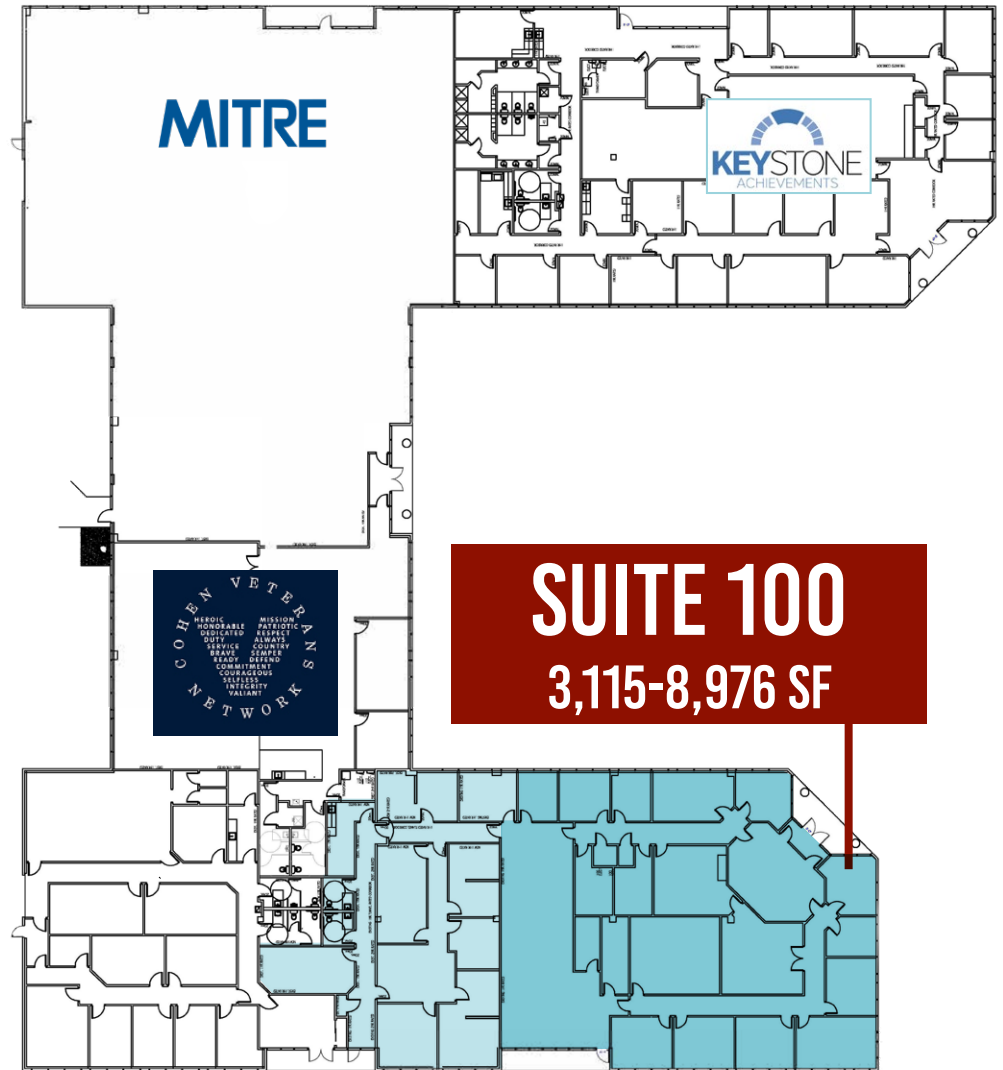
NEW ROOF 2017, LOTS OF WINDOWS, VIEWS AND BEAUTIFULLY LANDSCAPED COMMON AREAS.

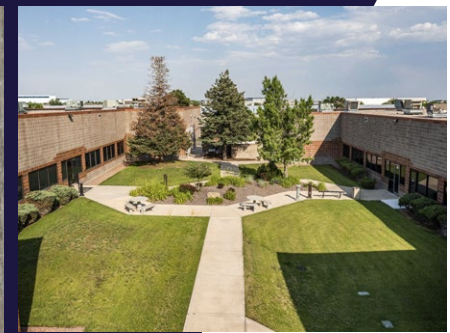
LOCATED IN DEFENSE CONTRACTOR ROW, CONVENIENT ACCESS TO POWERS BLVD., I-25, AND THE COS AIRPORT.

1925 AEROTECH DR



1915 AEROTECH DR





NEIGHBORHOOD DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION	48,157	210,593	542,055
AVG. HOUSEHOLD INCOME	\$77,014	\$83,975	\$101,380

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

AARON HORN

SR MANAGING DIRECTOR

+1 719 418 4070

AHORN@COSCOMMERCIAL.COM

HEATHER MCKEEN

DIRECTOR

+1 719 418 4062

HMCKEEN@COSCOMMERCIAL.COM