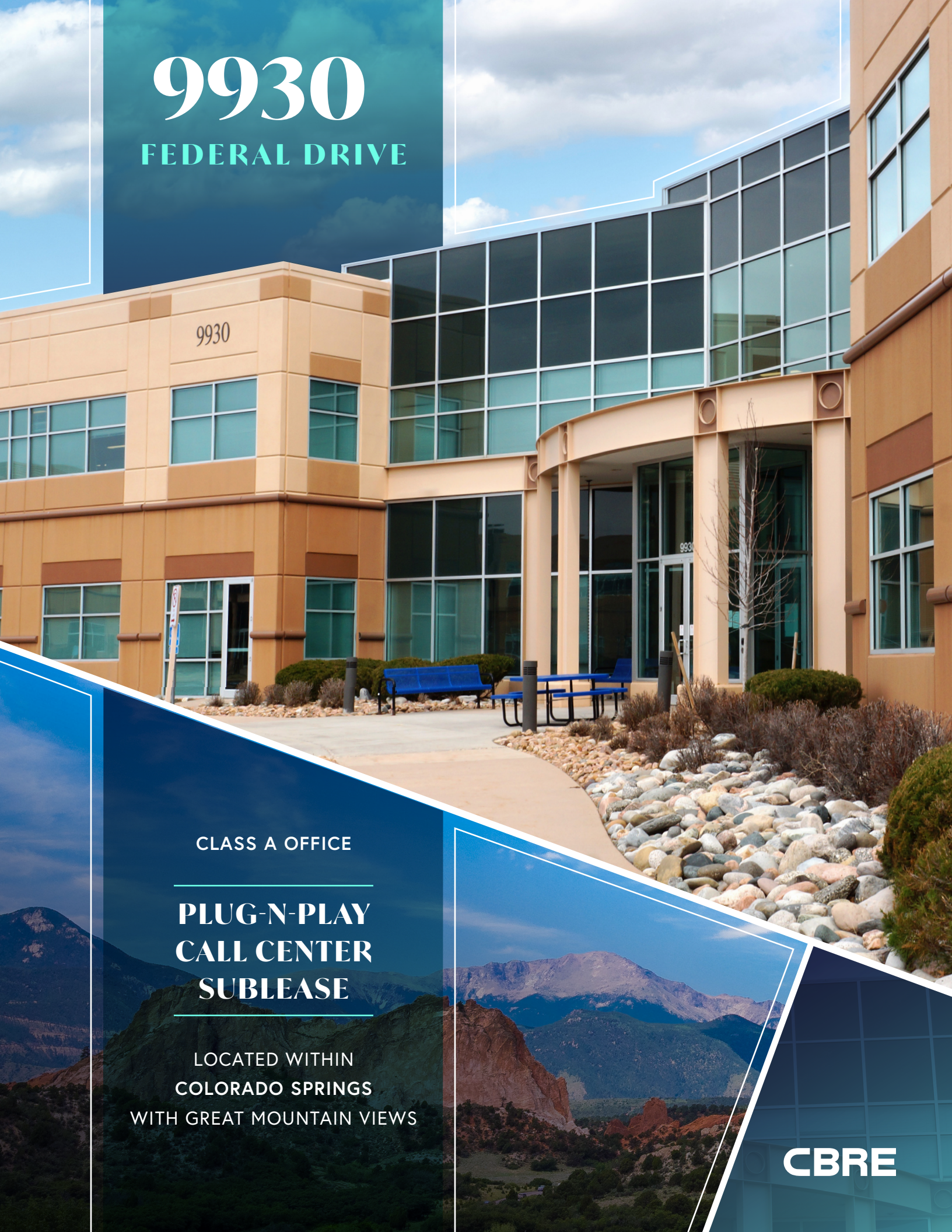


9930

FEDERAL DRIVE



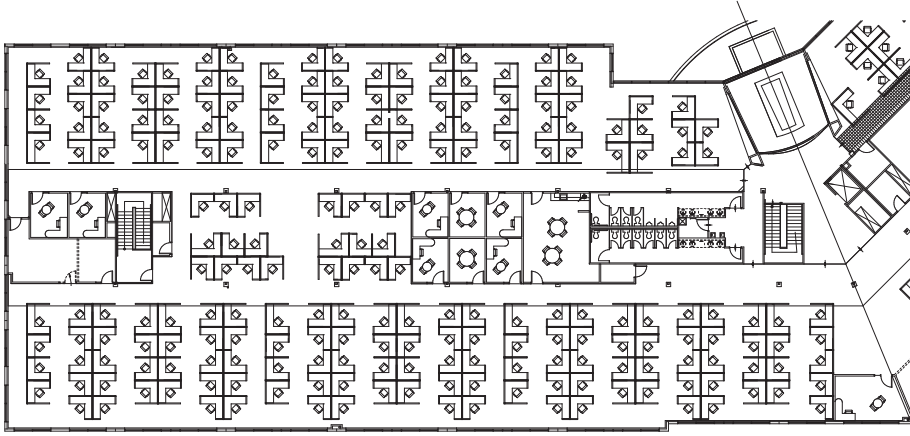
CLASS A OFFICE

**PLUG-N-PLAY
CALL CENTER
SUBLEASE**

LOCATED WITHIN
COLORADO SPRINGS
WITH GREAT MOUNTAIN VIEWS

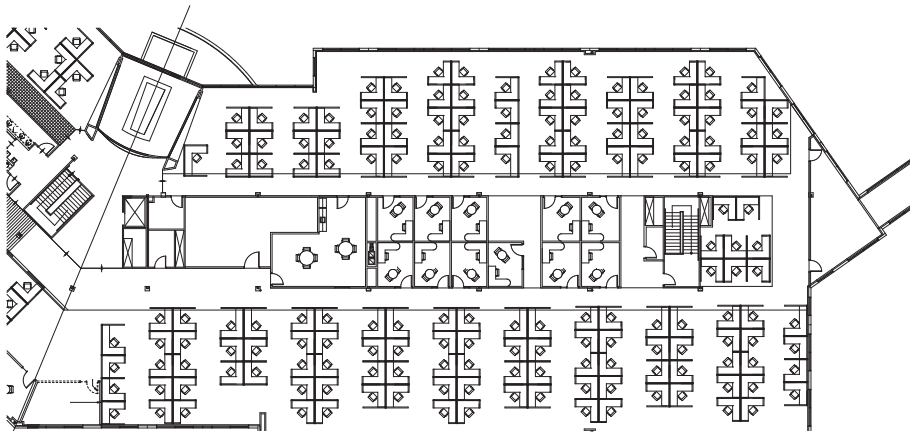
CBRE

FLOOR PLANS



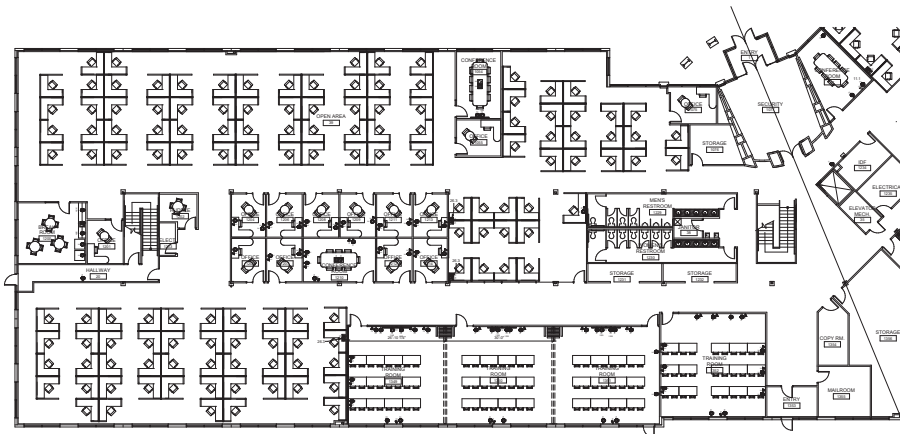
Second Floor West

- 218 Workstations
- 1 Office
- 2 Conference Rooms
- 1 Break Room
- Total Capacity: 228



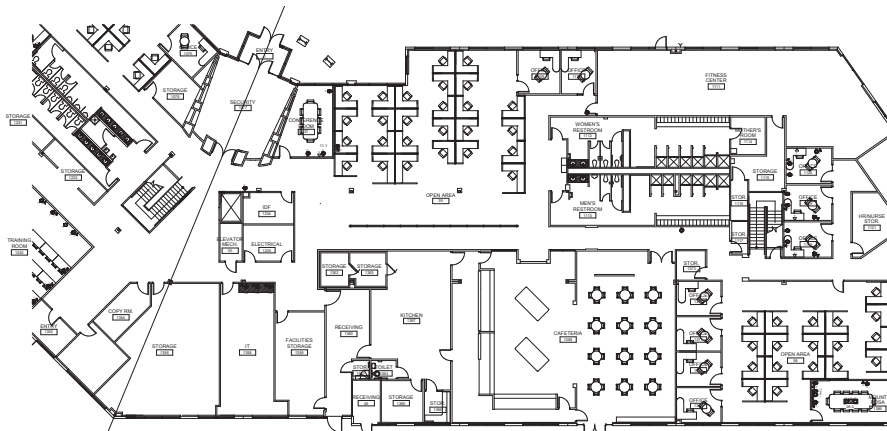
Second Floor East

- 166 Workstations
- 11 Offices
- 1 Conference Room
- 1 Break Room
- Total capacity: 177



First Floor West

- 131 Workstations
- 13 Offices
- 2 Conference Rooms
- 1 Break Room
- 4 Training Rooms
- Total capacity: 144



First Floor East

- 88 Workstations
- 9 Offices
- 2 Conference Rooms
- Fitness Room including Restrooms with Showers and Lockers
- 2 Lactation Rooms
- 1 Quiet Room
- 1 Full Commercial Kitchen
- Total capacity: 53



Building Features & Amenities:



Above Standard
Parking



Northern Colorado Springs
Location



State-Of-The-Art
Building Systems



Immediate Access to
Hotels & Restaurants



Fiber & CAT5 Cabling



I-25 Visibility



Prominent Building
& Monument Signage



Second Floor: 43,350 SF
Capacity (W + E): 405



First Floor: 43,350 SF
Capacity (W + E): 197



Building: 86,900 SF
Capacity: 602

Sublease Terms:

Sublease Expiration: April 30, 2028

Sublease Rate: \$20.00/SF FSG

Parking Ratio: 5.7/1,000

Furniture: Available



9930

FEDERAL DRIVE

COLORADO SPRINGS, CO

For More Information, Please Contact:

JARED MAY
+1 719 471 6050
jared.may@cbre.com

MELANIE DAVIS
+1 303 628 7494
melanie.davis@cbre.com

CBRE

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_June2022