350 Spectrum Loop

COLORADO SPRINGS, CO 80921

Meet Your Mission

THE RMR GROUP

An *unrivaled* opportunity

Lease a secured, class A office project with excellent access to the Colorado Springs metropolitan area and the south Denver metropolitan area

Unbeatable Access

With unparalleled access to I-25, 350 Spectrum Loop allows you to go anywhere with ease

Well Connected

20 minutes
to Downtown

35 minutes
to Denver International Airport

25 minutes
to Castle Rock

35 minutes
to South Denver Metro

Find Your Balance

With access to a wide array of amenities and services, employees can find the healthy work-life balance that promotes happiness and productivity

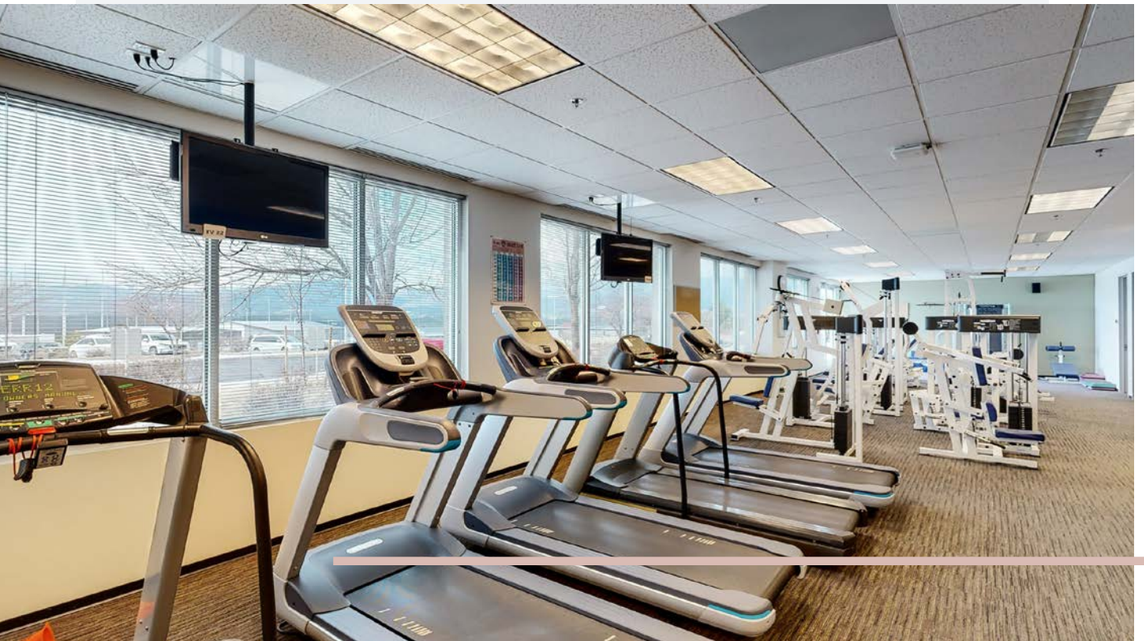
Best Branding

Achieve unmatched corporate branding through a contained site with both building and monument signage opportunities.

350 Spectrum Loop

An *ideal* position

- *Robust residential area in close proximity to the property, allows for large employment base*
- *Numerous dining, hotel and entertainment options within 1 mile of the property provides a great work environment for employees*
- *Fully equipped commercial kitchen and dining area*
- *Expansive gym quality fitness center with showers and lockers*
- *Numerous conferencing spaces to accommodate any meeting size*



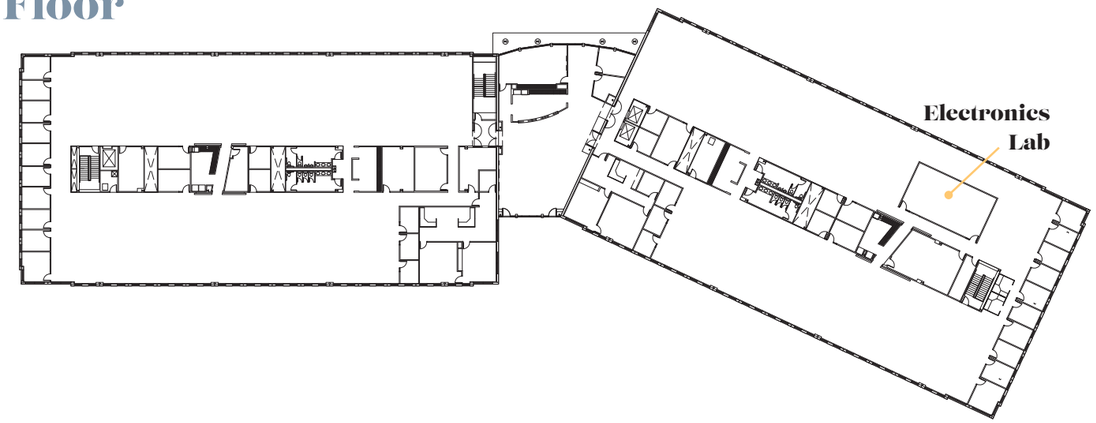
Quick Facts

14.29	155,508	3	2000
Acres	SF RBA	Floors	YOC

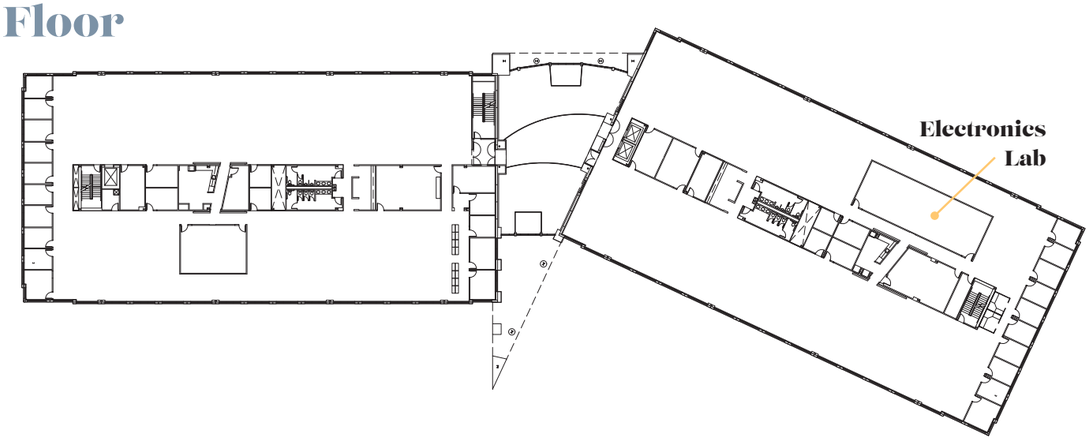
Typical Floor Plate Size	50,000
Secured Site	Fenced site with controlled entry as well as full building security
Construction Type	Steel column and beam frame with steel bar joists and steel/LWIC decking. The building exterior consisted of tilt-up, pre-cast concrete wall panels.
Foundation	Slab on grade
Loading	Shipping and receiving area with loading dock
HVAC	7 RTU's Total (6-60 ton serving building and 1-5 ton serving lobby)
Building Electrical	4000 amps, 277/480 volt 3 phase service
Security System	Access control ID badge readers and exterior building cameras
Signage	Building & monument
Elevators	Two (2) 3,000-pound capacity hydraulic passenger elevators w/ standard cable finsishes. One (1) 4,500-pound capacity freight elevator.
Fire/Life Safety	Sprinklered on all floors; horns & strobes throughout
Ceiling Height	9' Finished 14' Slab to Slab
Parking	4.5:1,000 SF, 700 surface

A space to *thrive*

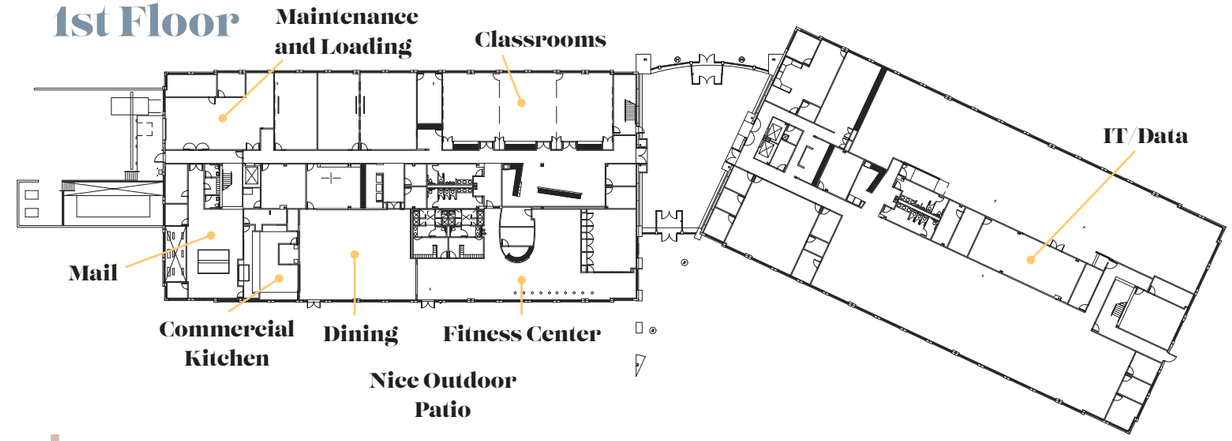
3rd Floor



2nd Floor



1st Floor



Colorado Springs

Colorado Springs provides a strong and diverse economy with industries like technology, defense, and healthcare. The city offers a business-friendly environment with reasonable taxes and regulations, along with a highly educated workforce from prestigious educational institutions. Additionally, you and your employees can enjoy an exceptional quality of life with abundant recreational opportunities in the scenic surroundings. The strategic location provides easy access to major markets and distribution centers, and the growing technology sector offers further business prospects. Colorado Springs' supportive ecosystem for startups and entrepreneurs, coupled with its proximity to Denver, makes it an enticing destination for relocation.

A valuable community

Colorado Springs' Largest Non-Government Employers

Lockheed Martin	*Aerospace*
UC Health	*Healthcare*
Microchip Technologies	*Information Technology*
Northrop Grumman	*Aerospace*
Progressive Insurance	*Insurance*
Oracle	*Technology*
Atmel START	*Technology*
Comcast	*Telecommunications*
Xerox	*Technology*
Hewlett Packard	*Technology*
USAA	*Insurance*
Children's Hospital Colorado	*Healthcare*

Demographics

Education

	2.5 Miles	5 Miles	10 Miles
Bachelor's Degree	33.8%	33.0%	31.6%
Graduate or Professional Degree	31.6%	30.7%	23.3%

Housing Value

	2.5 Miles	5 Miles	10 Miles
2022 Average Home Value	$529,237	$557,404	$468,925

Population

	2.5 Miles	5 Miles	10 Miles
2022 Total Population	25,889	63,442	275,551
2022 Median Age	37.2	35.3	38.1

Household Income

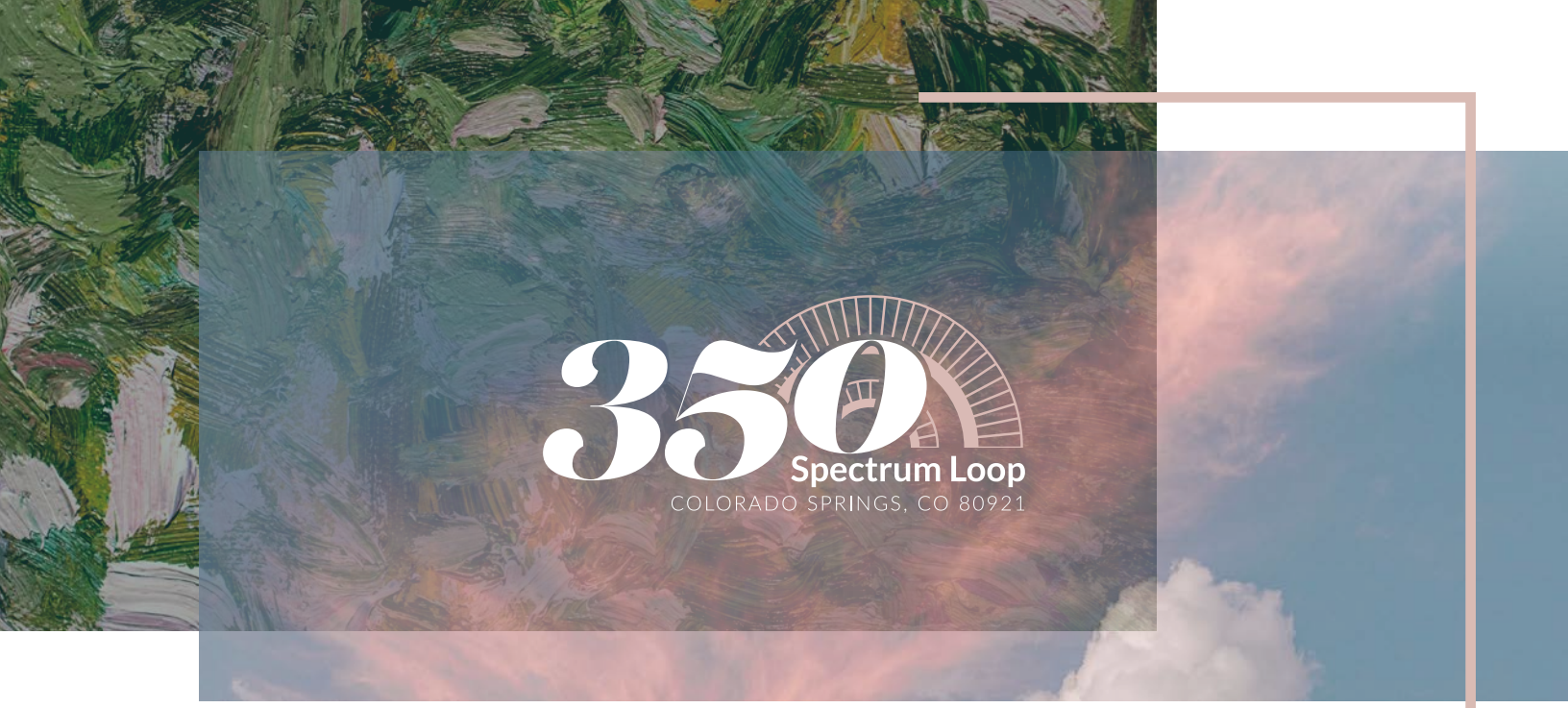
	2.5 Miles	5 Miles	10 Miles
2022 Average Household Income	$190,193	$190,787	$157,365

Employment

	2.5 Miles	5 Miles	10 Miles
2022 Total Employed Population 16+	13,248	30,496	147,427

Place Of Work

	2.5 Miles	5 Miles	10 Miles
2022 Businesses	622	1,651	9,228
2022 Employees	10,132	30,046	110,398



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CUSHMAN & WAKEFIELD | Colorado Springs Commercial

Virtual Tour

Drone Video

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