



4 Single Story Office Building Campus
Located in the heart of Peak Innovation Park.



Rents

Starting at \$25.00 NNN

Estimated Expenses

\$7.00/SF

Tenant Improvement Allowance

Starting at \$45/SF

Building 1 - 3930 Tech View

- 50,000 GSF
- Parking at 4.6 / 1,000 SF

Building 2 - 3910 Tech View

- 40,000 GSF
- Parking at 4.38 / 1,000 SF
- Delivery date:
9 months after lease execution

Building 3 - 3990 Tech View

- 60,000 GSF
- Parking at 5.3 / 1,000 SF (total of 320 spaces)

Building 4 - 4050 Tech View

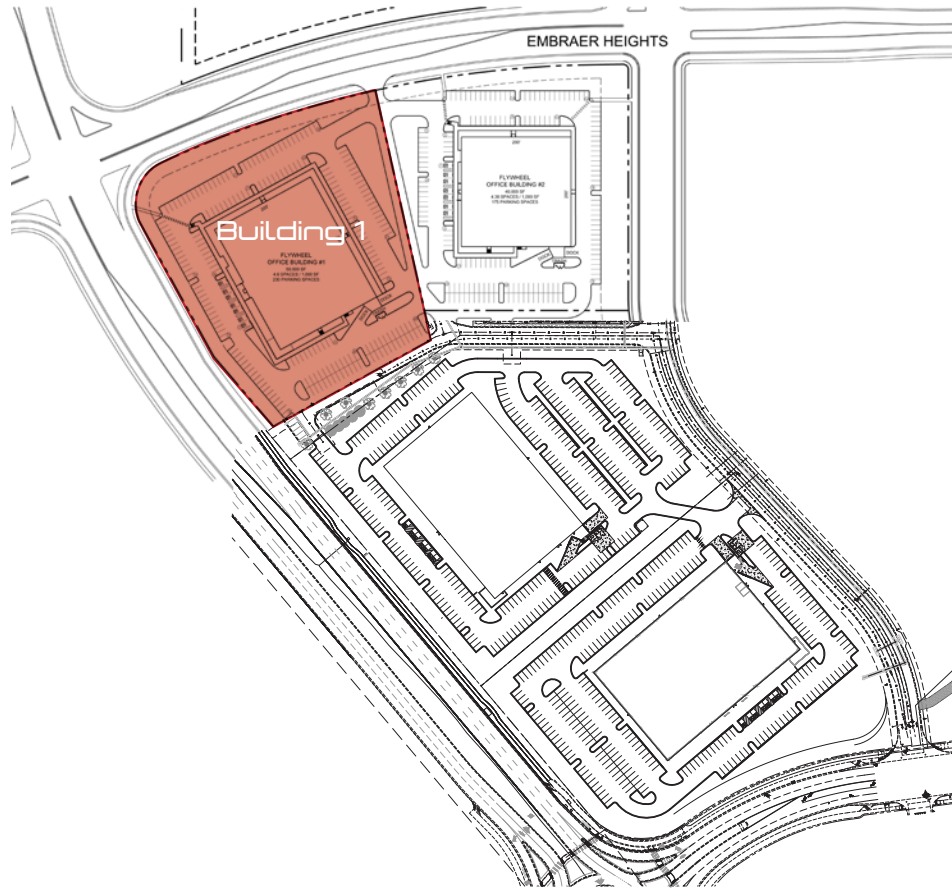
- 60,000 GSF
- Parking at 4.6 / 1,000 SF (total of 273 spaces)
- Delivery date:
12 months after lease execution

Zoning

APD RPZ AO APZ1

Demographics (2019 - 5 Mile Radius)

Total Population:	144,076
Total Households:	47,065
Median Household Income:	\$54,227
Total Employee Population:	33,516
Median Age:	29.5

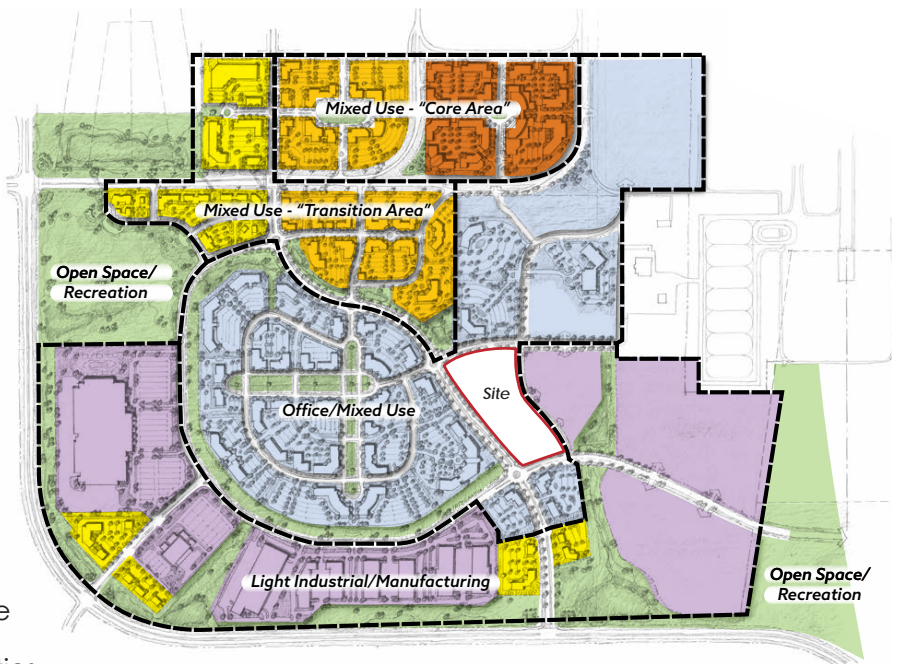


Colorado Springs



Details:

- High efficiency in full floor and multi-tenant configurations
- Loading Dock
- Building Signage
- Secure Ready Sites with Dedicated Entry
- Proximate to multi-modal transportation, Colorado Springs Airport, and Interstate 25 via Milton E. Proby Parkway.
- 38.4 percent of the population holds a bachelors degree or higher, providing access to a highly motivated and educated workforce
- Numerous hotels, restaurants, and retail amenities are within minutes of the property.
- Extensive incentive programs, including the Colorado Springs Region Opportunity Zone, Pikes Peak Enterprise Zone, and Commercial Aeronautical Zone (CAZ). Additional information on incentives can be found at [Click here](#)





Downtown Colorado Springs 16 mins
 Briargate 18 mins
 The Broadmoor World Arena 11 mins
 Peterson Space Force Base 12 mins
 Cheyenne Mountain Space Force Station 21 mins
 Fountain Fort Carson, Main Gate 18 mins
 Schriever Space Force Base, North Gate 23 mins
 Schriever Space Force Base, West Gate 18 mins

- DOUBLE TREE BY HILTON
- Fairfield BY MARRIOTT
- CHASE
- chili's
- CARRABBA'S ITALIAN GRILL
- HUFFALO WILD WINGS
- CINEMARK
- Residence Inn by Marriott
- Hampton Inn & Suites
- LA QUINTA
- TARGET
- OLD CHICAGO
- OUTBACK STEAKHOUSE

- tcf bank
- Kum & Go
- KING Soopers
- Starbucks
- Loaf 'N Jug
- KeyBank

- Springhill Suites
- Giltan Garden Inn
- Hampton Inn & Suites
- CONOCO
- Loaf 'N Jug

- Starbucks
- CONOCO
- Walmart
- QDOBA MEXICAN EATS
- MOD

- | | | |
|------------------------------|---------------------------|------------------------|
| 1. Amazon | 7. Collins Aerospace | 13. Mantech |
| 2. dpiX | 8. Raytheon | 14. Lockheed Martin |
| 3. SAIC | 9. L3 Harris Technologies | 15. S4 Inc |
| 4. The Aerospace Corporation | 10. Booz Allen Hamilton | 16. TMC |
| 5. Northrop Grumman | 11. Boeing | 17. Sierra Nevada Corp |
| 6. FedEx | 12. Serco | |

111 South Tejon, Suite 404, Colorado Springs, CO

nmrk.com

Brian L. Wagner
 Brian.Wagner@nmrk.com
 719-228-0107

Mark G. O'Donnell, Jr.
 Mark.ODonnell@nmrk.com
 719-228-0106

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.