

# PRIME OFFICE | FLEX | INDUSTRIAL SPACE FOR LEASE

Town & Country Technology Campus | 4040 – 4190 East Bijou Street, Colorado Springs, CO 80916



## Flexible Solutions For Defense, Aerospace, Engineering & Technology Tenants

### PROPERTY HIGHLIGHTS

- Office & warehouse/flex spaces, from 5,000 SF, move-in ready & customizable
- New spec suite & flexible lease terms available
- Minutes from Peterson & Schriever Space Force Bases
- Potential government incentives within Enterprise Zone & HUBZone
- 100% climate controlled
- Secure, gated campus with excess land & parking
- Grade level & dock-high doors
- 480V, 3-Phase power available
- Abundant parking with the ability to expand parking
- Significant property upgrades in process
- Asking Lease Rate \$10.50 – \$12.50 PSF, NNN plus NNN expenses of \$3.00 PSF



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**CLICK FOR MORE PHOTOS**



<https://soco.aryeo.com/sites/4060-e-bijou-st-colorado-springs-co-80909-18051222/branded>

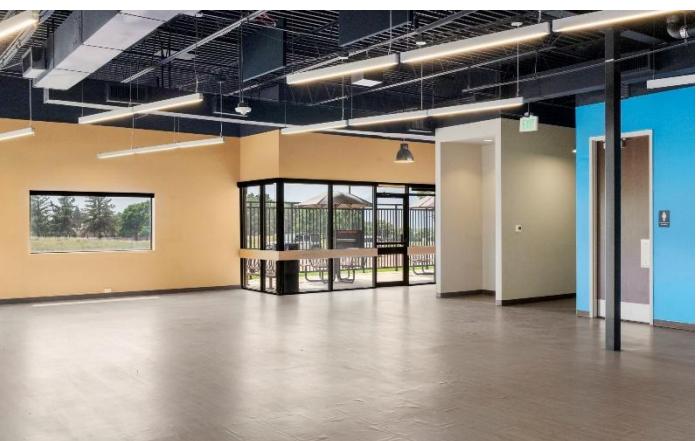
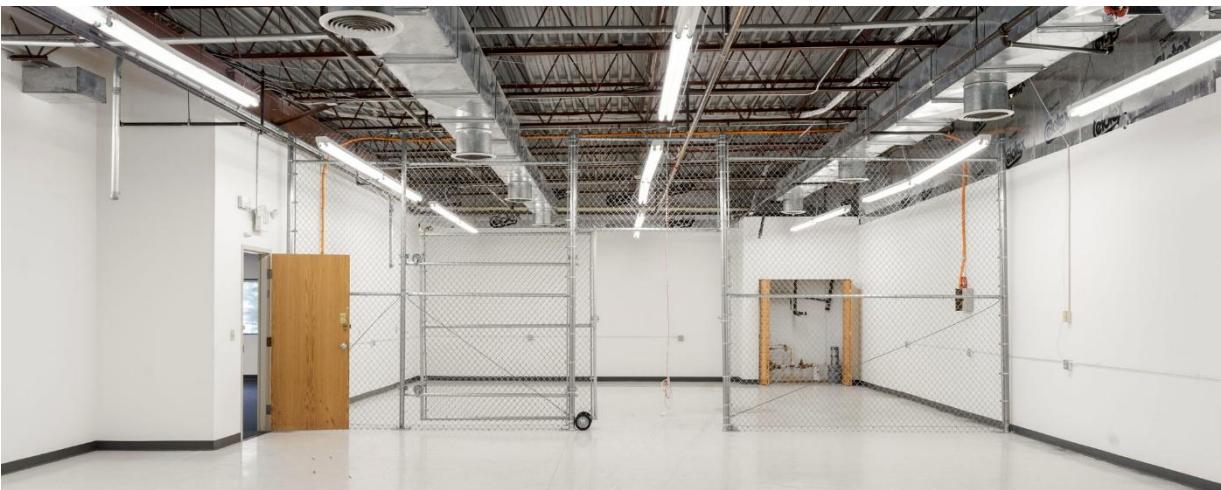
## PROPERTY SPECIFICATIONS

AVAILABLE SPACE 5,000 – 60,264 SF

BASE LEASE RATE \$10.50 – \$12.50 PSF, NNN

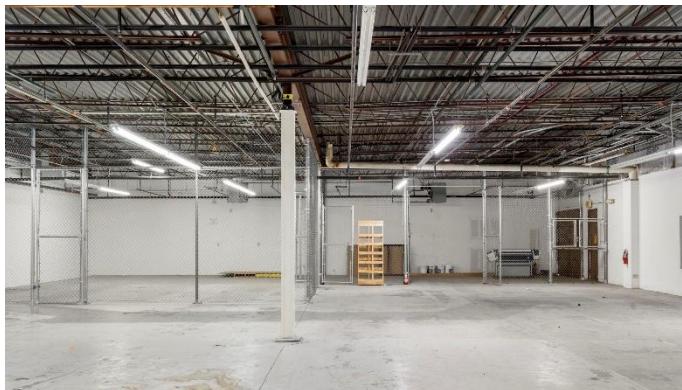
NNN EXPENSES \$3.00 PSF

ZONING MX-L P AO



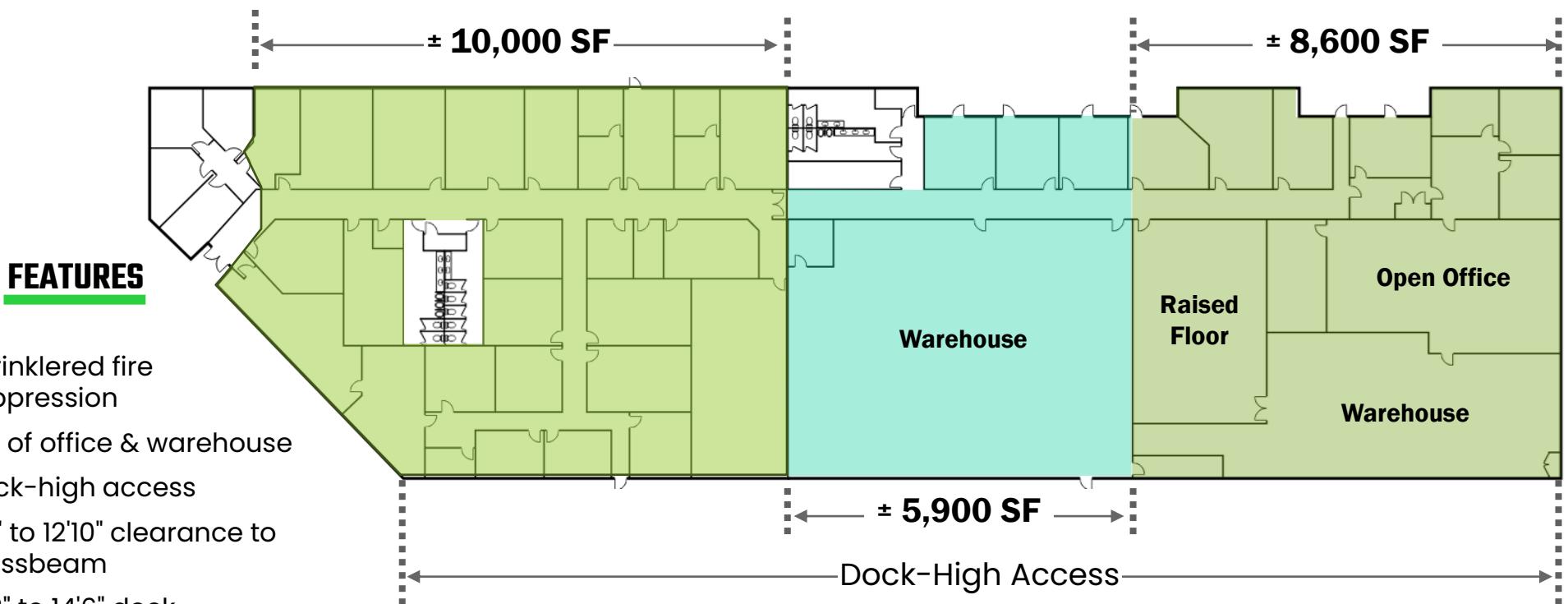
# Flexible Suite Sizes

# Office And Warehouse Configurations Available



## 4040 East Bijou St

$\pm 5,000 - \pm 30,000$  SF Available



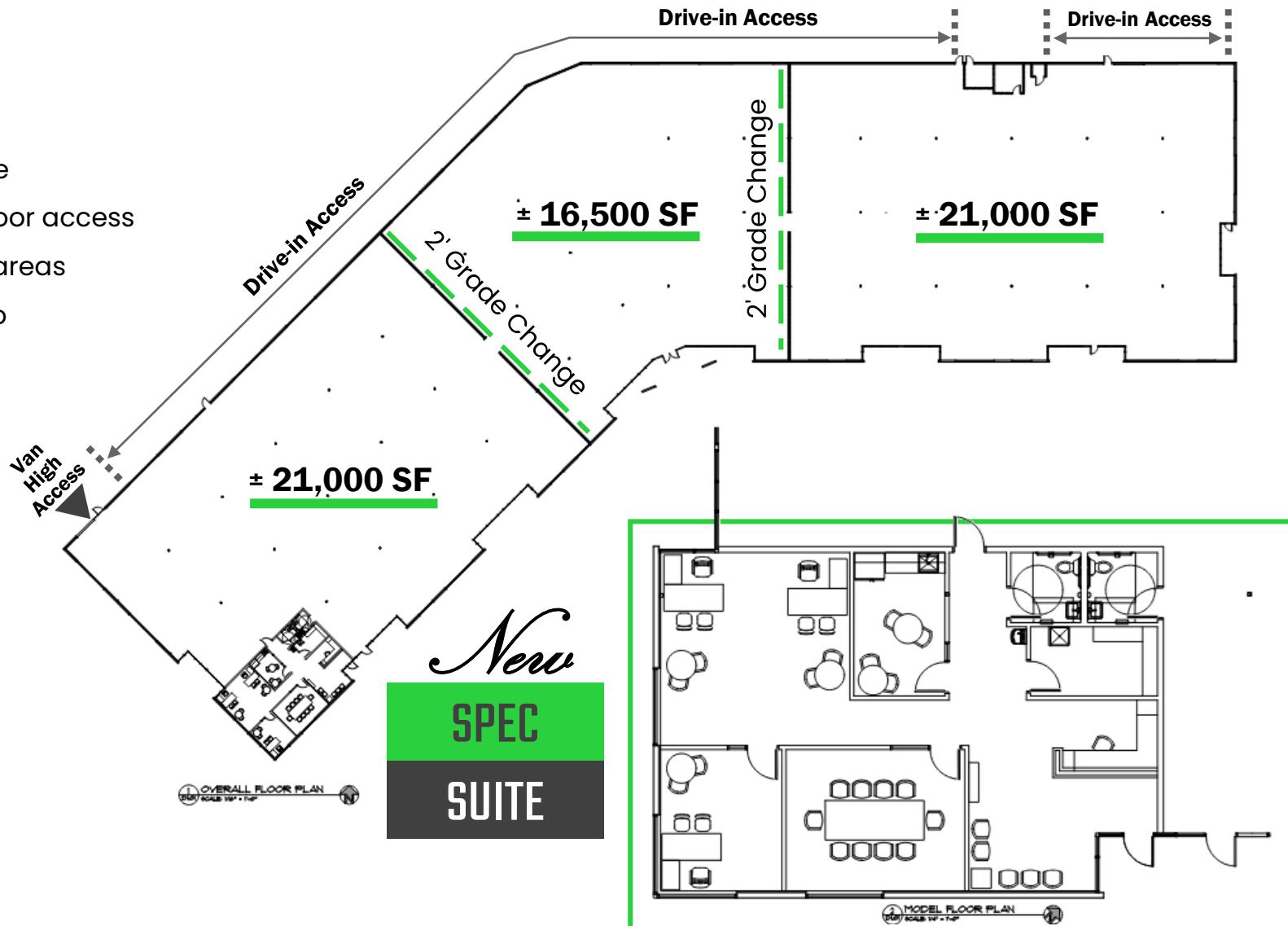
# Move-in Ready | Customizable

**4060 East Bijou St**

$\pm 10,000 - \pm 60,264$  SF Available

## FEATURES

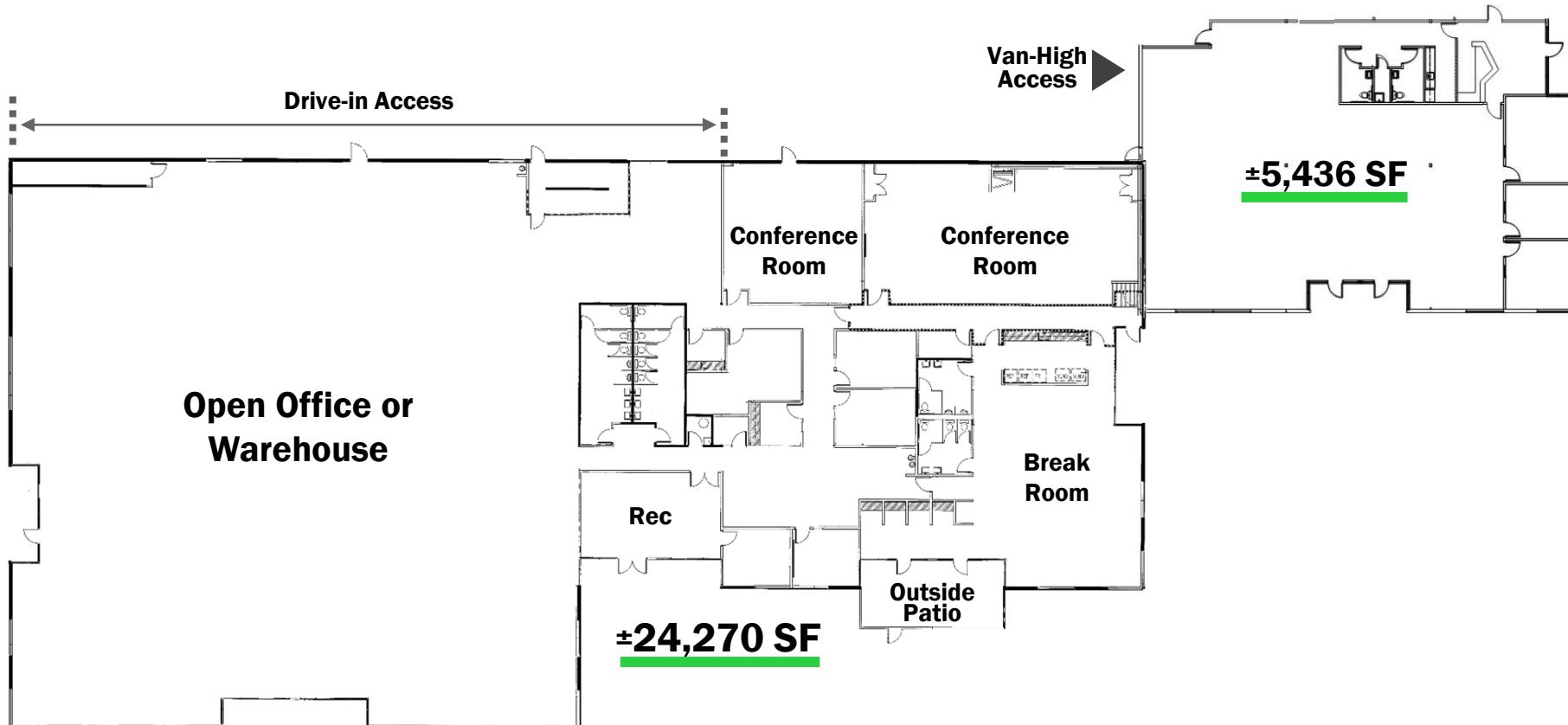
- Brand new spec suite
- 600 Amp, 480V, 3-Phase Power Available
- Grade level overhead door access
- Large open warehouse areas
- 12'1" to 12'10" clearance to crossbeam
- 13'8" to 14'6" to deck



# Heavy Power | Flexible Zoning

**4140 East Bijou St**

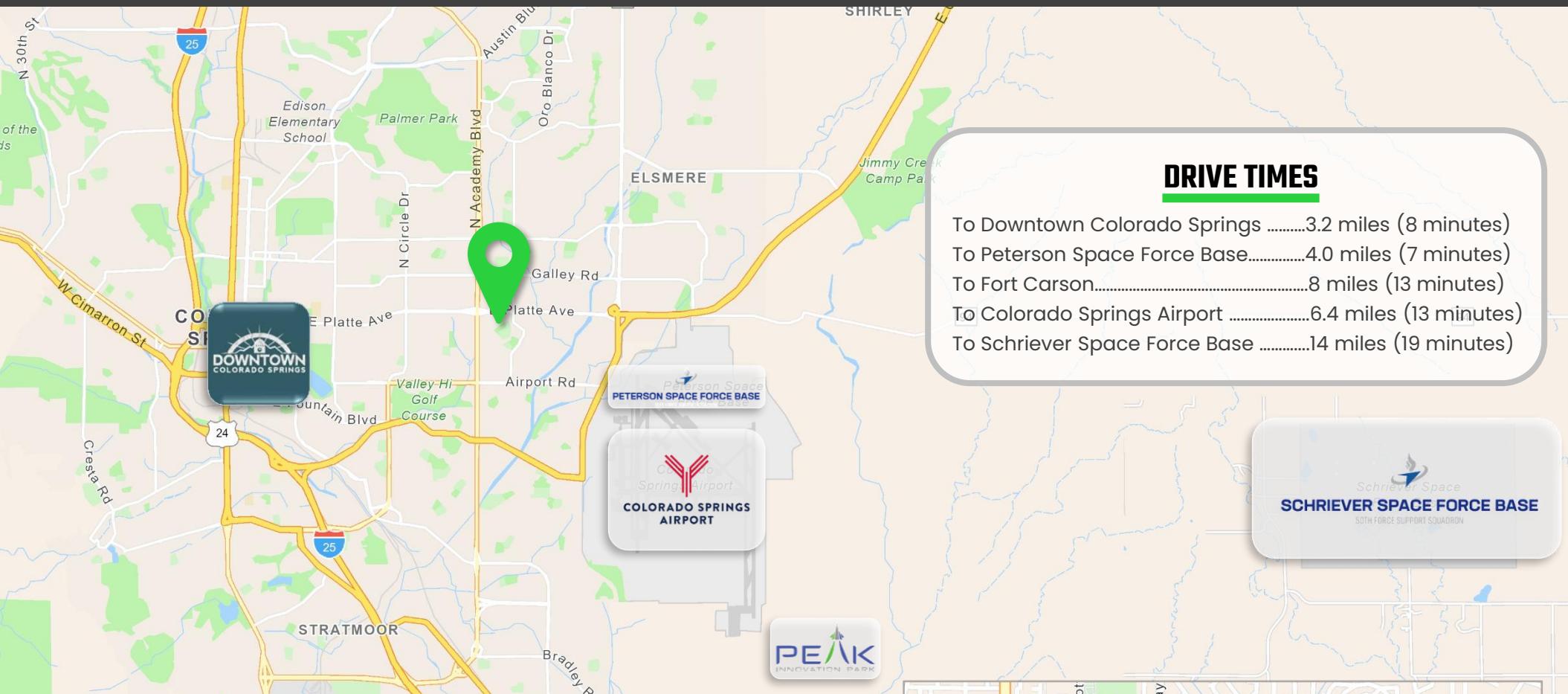
$\pm 5,000 - \pm 24,270$  SF Available



## FEATURES

- Open office configuration can be converted to warehouse
- Grade level overhead door access
- 13'8" to 14'6" to deck
- 12'1" to 12'10" clearance to crossbeam

# Benefit from Proximity to Peterson & Shriever Space Force Bases



## DRIVE TIMES

To Downtown Colorado Springs ..... 3.2 miles (8 minutes)  
To Peterson Space Force Base ..... 4.0 miles (7 minutes)  
To Fort Carson ..... 8 miles (13 minutes)  
To Colorado Springs Airport ..... 6.4 miles (13 minutes)  
To Schriever Space Force Base ..... 14 miles (19 minutes)



# Aerial Map



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