



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

CLASS A OFFICE FOR LEASE

ONE GATEWAY PLAZA

1330 INVERNESS DR

**12
Months**

**FREE
BASE
RENT**

*Standard Terms and Conditions Apply.
Contact Broker for additional details



About the BUILDING

ONE GATEWAY PLAZA is a five-story office property, situated just seventy miles due south of Denver between the Peterson Air Force Base and Fort Carson Army Base in Colorado Springs, offers excellent highway access, best in class parking, signage opportunities and ample amenities. Tenant mix primarily consists of national and regional Department of Defense contractors.



On-site workout facilities

On-site security officer

Men's & women's showers

Easy access to Peterson & Schriever AFB, NORAD, Fort Carson, I-25 & Colorado Springs Airport

Newly upgraded common areas

Upgraded restrooms

Wi-fi throughout the building

New parking surface

FEATURES

LEASE RATE

Contact Broker

EXPENSES

\$9.37 per RSF (2024 Est.)

FIBER

Century Link & Comcast

PARKING

3.15 per 1,000 RSF

STORIES

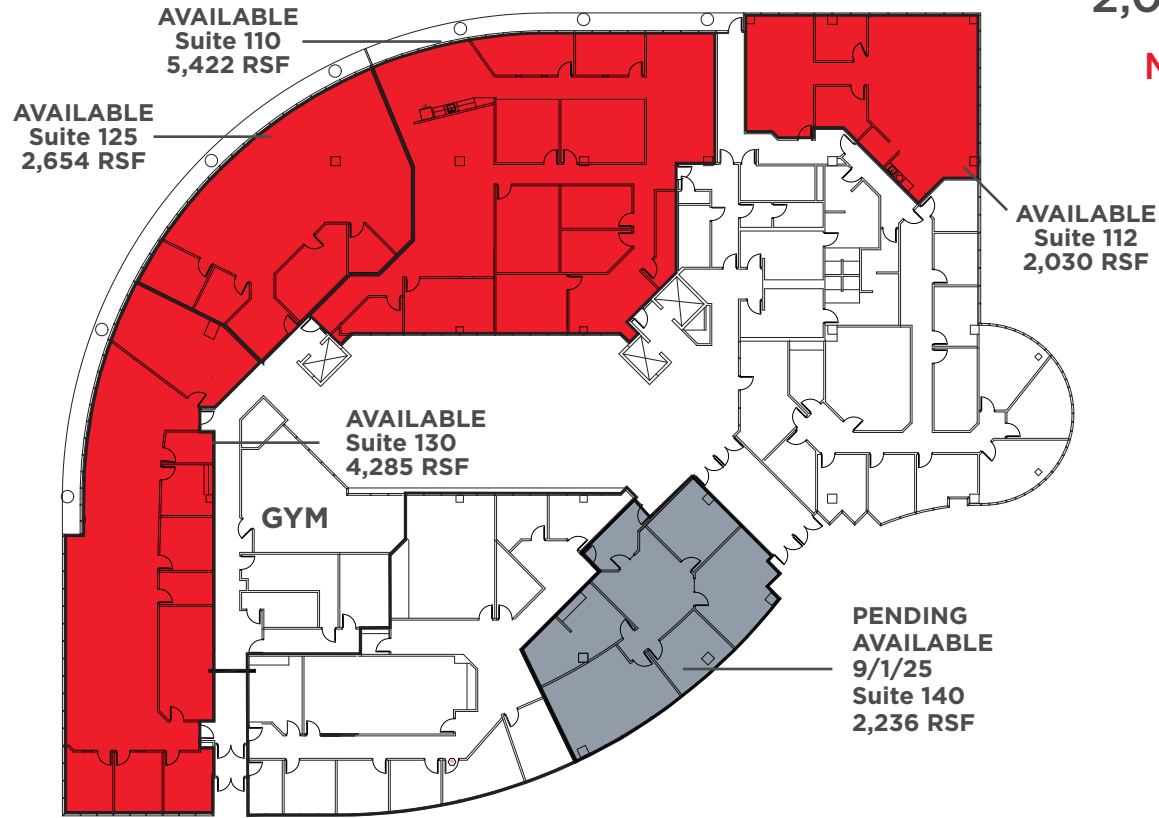
5

BUILDING SIGNAGE AVAILABLE

FIRST FLOOR

2,030 - 16,627 RSF

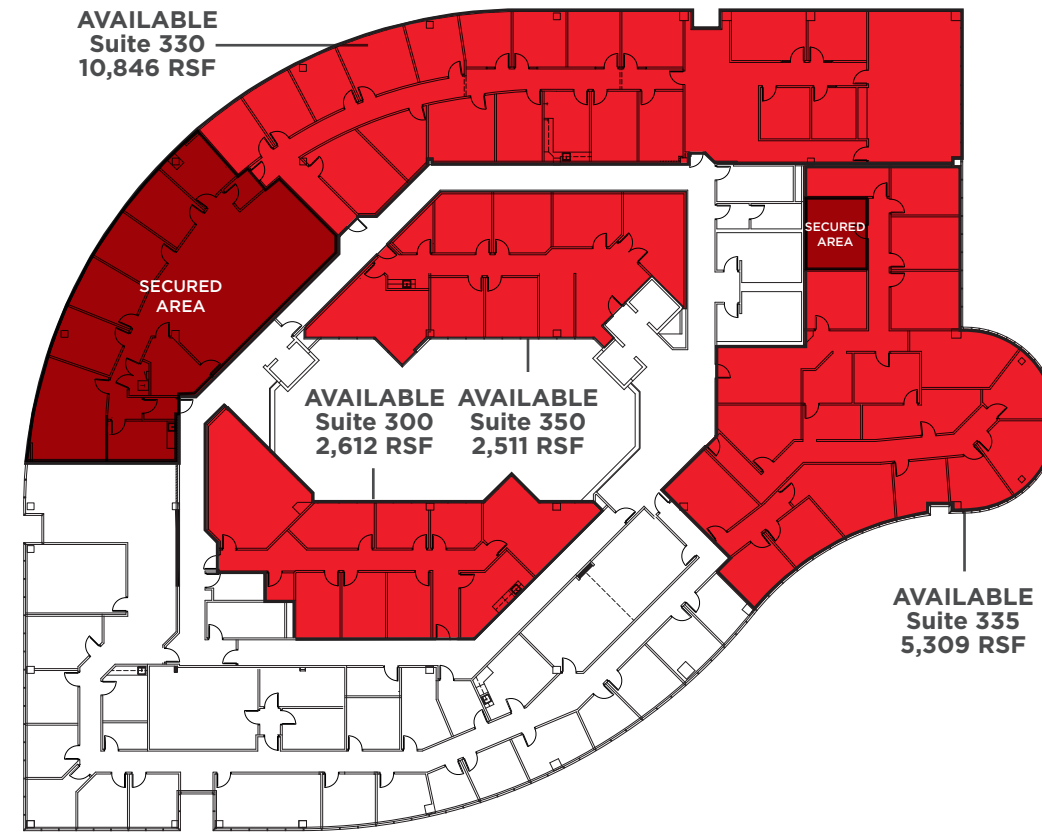
**MAX CONTIGUOUS:
12,361 RSF**



THIRD FLOOR

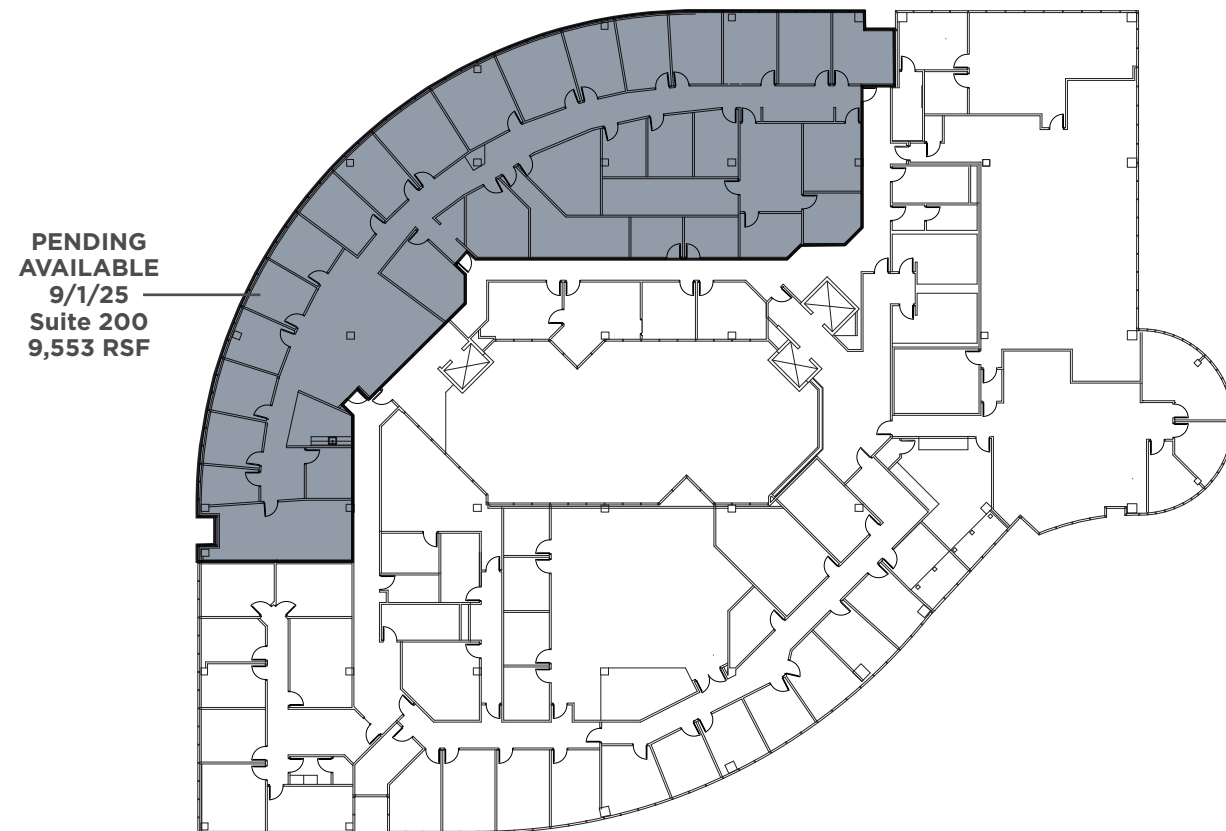
2,511 - 21,178 RSF

**MAX CONTIGUOUS:
18,566 RSF**



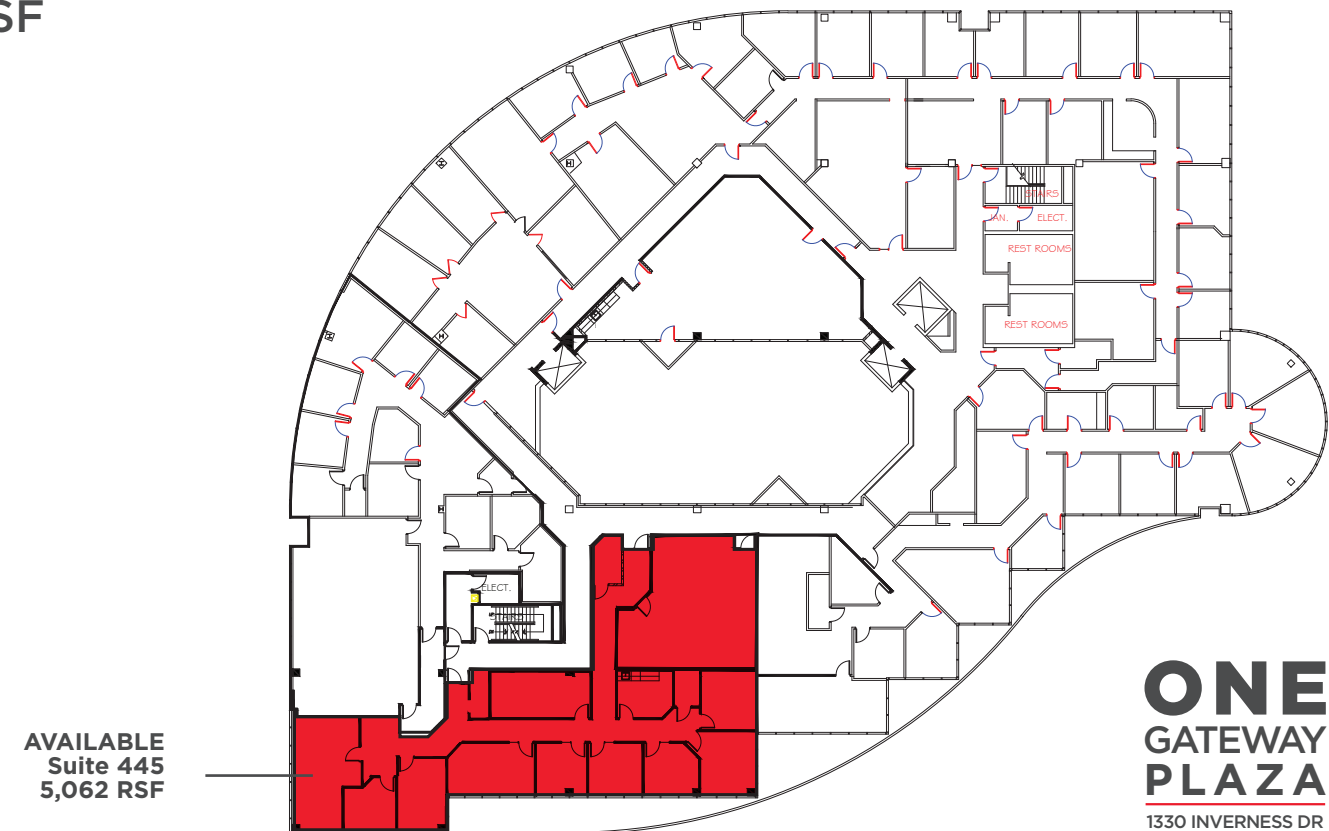
SECOND FLOOR

9,553 RSF



FOURTH FLOOR

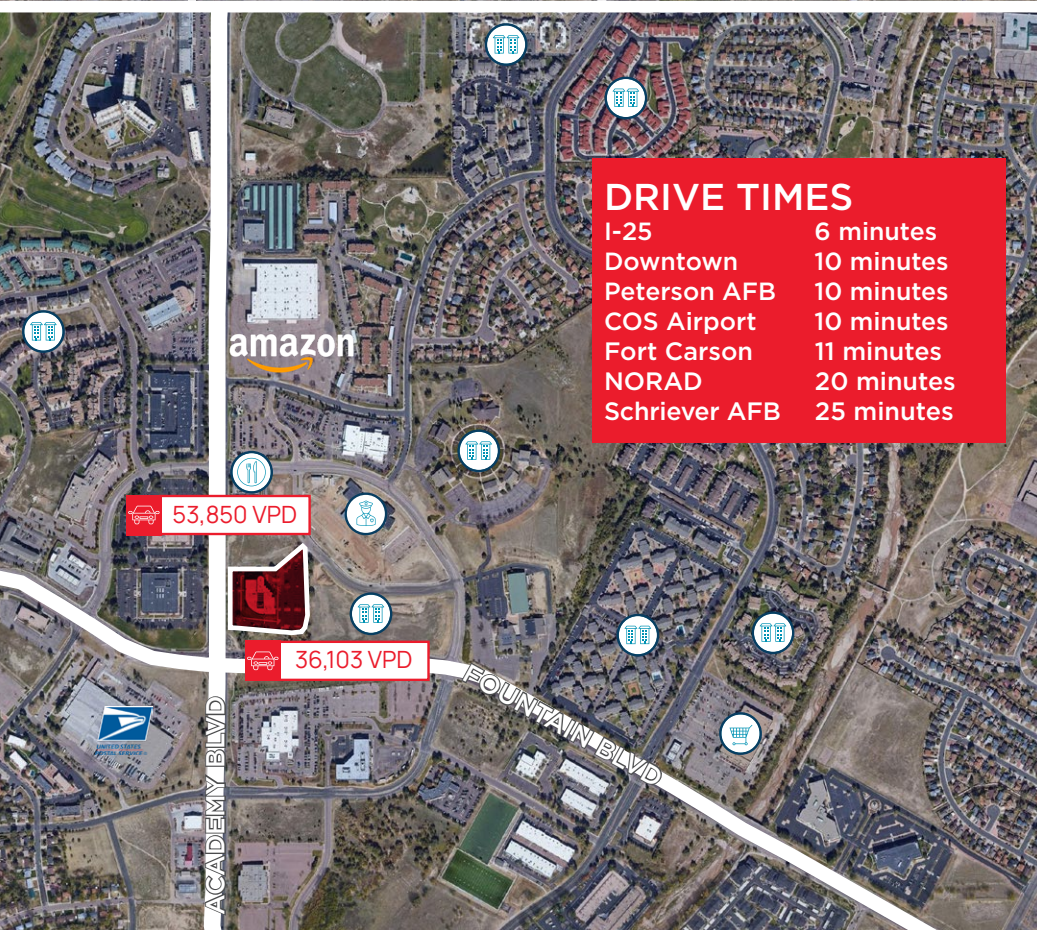
5,062 RSF





CORPORATE NEIGHBORS

1. Aegis Technologies
2. The Aerospace Corporation
3. Allied Associates International
4. Analytical Systems Incorporated
5. AT&T Government Solutions
6. Ball Aerospace
7. Boeing Company
8. Booz Allen Hamilton
9. CACI International, Inc.
10. Collins Aerospace
11. COLSA Corporation
12. Cosmic AES
13. Dynetics
14. ENSCO
15. ExoAnalytic Solutions
16. FedEx
17. General Dynamics
18. Integrity Applications Inc. (IAI)
19. Intecon
20. Jacobs Technology Inc.
21. L3Harris
22. Lockheed Martin Corporation
23. MIT
24. The MITRE Corporation
25. MTSI
26. Northrop Grumman
27. Odyssey Systems
28. Quantech Services
29. Quantum Research International
30. Raytheon Company
31. SAIC
32. Serco
33. Sierra Nevada Corporation
34. Sonalysts
35. Summit Technical Solutions
36. System High Corporation
37. Tecolote Research
38. Trine Aerospace
39. US Army Corp Of Engineers
40. UTC Aerospace Systems
41. Vectrus



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