

LEASE ASSIGNMENT OPPORTUNITY

9524 FEDERAL DRIVE

SUITE 110

FOOTHILLS FARM OFFICE PARK · COLORADO SPRINGS, CO 80921

SPACE	BASE RENT	TOTAL/MONTH	TERM REMAINING
~1,850 SF	\$28.00/SF/yr	\$6,751.67	~33 Months

A rare opportunity to assume a fully built-out, move-in-ready office suite with abundant natural light, panoramic open space views, and access to a network of trails — at locked-in 2022 lease rates with zero markup.

CLASS B BUILDING · CLASS A FINISH

SUBJECT TO LANDLORD APPROVAL

FULL ASSIGNMENT

PARTIAL SUBLEASE

ASSIGNMENT + LEASEBACK

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Tours by appointment · Documentation required prior to showing



OFFICE 1
Open Space Views · Natural Light · Carpet



CONFERENCE / RECORDING STUDIO
Terracotta Feature Wall · A/V Ready



DISPLAY / CONSULTATION ROOM
Glass-Walled · Custom Shelving · Track Lighting



OFFICE WITH CABINETRY
Built-In Cabinets · Countertop · Window View



RECEPTION & LOBBY
Forest Green Open Ceiling · LVP Flooring



BREAK ROOM
Full Kitchen · Refrigerator · Microwave

SUITE FEATURES & LOCATION

- Abundant Natural Light
- Easy I-25 Access
- Open Space & Trail Access
- 24/7 Key Fob · Free Parking
- Near Restaurants & Shops
- Move-In Ready · Furn. Negotiable

LEASE TERMS & DEAL STRUCTURE

LEASE AT A GLANCE

Address	9524 Federal Drive, Suite 110
Complex	Foothills Farm Office Park
Size	~1,850 Rentable SF
Lease Type	NNN — Triple Net
Current Base	\$28.00/SF/yr (\$4,316.67/mo)
NNN / CAM	\$2,435/mo (\$15.79/SF/yr)
Total Monthly	\$6,751.67/mo
Commencement	November 2023
Expiration	December 2028
Remaining	~33 Months
Renewal Option	1 x 3-Year (+\$0.75/SF escalator)
Permitted Use	Office / Healthcare / Professional
Parking	Free Surface Lot · Unreserved
Access	24/7 Key Fob
Approval	Subject to Landlord Approval

FULL RENT SCHEDULE

PERIOD	MO.	BASE/SF	BASE/MO	TOTAL/MO
Months 1-2		—	\$0	\$2,435
Months 3-12		\$27.00	\$4,162.50	\$6,597.50
Months 13-24		\$27.50	\$4,239.58	\$6,674.58
Months 25-36 ■ NOW		\$28.00	\$4,316.67	\$6,751.67
Months 37-48		\$28.50	\$4,393.75	\$6,828.75
Months 49-60		\$29.00	\$4,470.83	\$6,905.83
Months 61-62		\$29.50	\$4,547.92	\$6,982.92

NNN/CAM: \$2,435/mo est. — reconciled annually. Commencement: Nov 2023.

THREE WAYS TO STRUCTURE THIS DEAL

01

FULL ASSIGNMENT

Assume the entire ~1,850 SF suite and all obligations through Dec 2028. Full 3-year renewal option included. Most straightforward path.

02

PARTIAL SUBLEASE

Sublease a single office or room (~100-150 SF) at \$50/SF/yr all-in. Ideal for solo practitioners or small teams seeking a premium address.

03

ASSIGNMENT + LEASEBACK

Take over the full suite; current tenant leases back the Corner Office (117 SF) at \$585-634/mo all-in. Great for complementary businesses.

Locked-In 2022 Rates — No Markup | Class B Building, Class A Finish

This is a Class B building with a Class A tenant improvement buildout — premium finishes, designer fixtures, and a fully curated interior, offered at the original 2022 lease rate with zero markup. Step into a space that looks and feels far above its address.

Walk Into a Turn-Key, Designer-Finished Office — Day One

This is a rare opportunity to assume a fully built-out, move-in-ready office suite in one of Colorado Springs' most sought-after professional office parks. Rather than spending months and significant capital designing and building out a space from scratch, step into a thoughtfully curated environment that is ready for business immediately.

The current tenant invested heavily in custom tenant improvements and high-end finishes throughout. Every room tells a story — from the dramatic open-ceiling reception area with designer pendant lighting and luxury vinyl plank flooring, to the conference lounge with warm terracotta accent walls, sconce lighting, and modern glass detail. This space was built to impress clients and inspire the people who work in it.

Space Highlights

RECEPTION & MAIN WORK AREA

An expansive open-plan entry with soaring exposed forest green ceilings, custom pendant lighting, wide-plank LVP flooring, and a striking designer reception desk. An inviting client lounge with beverage station anchors the space — the kind of first impression that sets a business apart.

PRIVATE OFFICES

Four enclosed offices with large picture windows overlooking natural open space and the Colorado Front Range — quiet, inspiring, and filled with natural light. The corner office has spectacular views on two walls, two offices face unobstructed open space and mountains, and the fourth features built-in cabinetry and a west-facing window.

BOUTIQUE CONSULTATION / RETAIL ROOM

A glass-walled specialty room with custom built-in shelving, warm wood countertops, black cabinetry, track lighting, and panoramic nature views. Ideal for product display, private consultations, treatment prep, or executive use.

CONFERENCE ROOM / RECORDING STUDIO

Intimate lounge with an architectural terracotta feature wall, designer sconce lighting, and curated seating — perfect for client-facing businesses. Features a distinctive interior glass window that draws in natural light, with strong potential as a podcast or recording studio.

Why This Space?

- **Class B address, Class A finish —**
Premium buildout far exceeds the building classification — looks and functions like a high-end boutique studio.
- **Zero buildout cost —**
Walk into a professionally designed, fully finished suite with premium tenant improvements already in place.
- **Renewal option included —**
Flexibility to extend beyond the current term at a favorable escalator.
- **Ideal for —**
Wellness and health businesses, healthcare consulting, boutique professional services, financial advisory, legal, or any client-facing professional office use.
- **Original 2022 rates, zero markup —**
Locked in at \$28.00/SF with predictable \$0.50/SF annual escalators through December 2028.
- **Predictable costs through 2028 —**
Known annual escalators baked in — no surprise re-pricing at lease renewal.
- **Premium location —**
Foothills Farm Office Park — newer, growing professional campus on the desirable north end of Colorado Springs, backing open space with trail access, near restaurants, shops, and easy I-25 access.