

CLASS A OFFICE SPACE FOR LEASE

# Tech Center V

5475 TECH CENTER DRIVE, COLORADO SPRINGS, CO 80919



**TECH CENTER V**, 5475 Tech Center Drive, is a Class A office building located in Northeast Colorado Springs. Tech Center V is conveniently located off of I-25 and is close to shopping and hiking trails.

- 711 (usable) SF of 705 SCIF designed and ready to submit to DIA
- Covered parking available
- Newly renovated common areas
- High profile landmark building
- Class A building in the Colorado Springs Tech Center Office Park
- Most visible building on I-25 in Colorado Springs
- Central and convenient to all areas of the city.

#### AVAILABLE SPACE FOR LEASE:

**SUITE 100:** 5,671 RSF

**SUITE 110:** 5,029 RSF  
711 (USABLE) SF OF 705 SCIF ALREADY DESIGNED

**SUITE 225:** 3,048 RSF

**ASKING LEASE RATE:** \$17.00 - \$18.00 / SF NNN

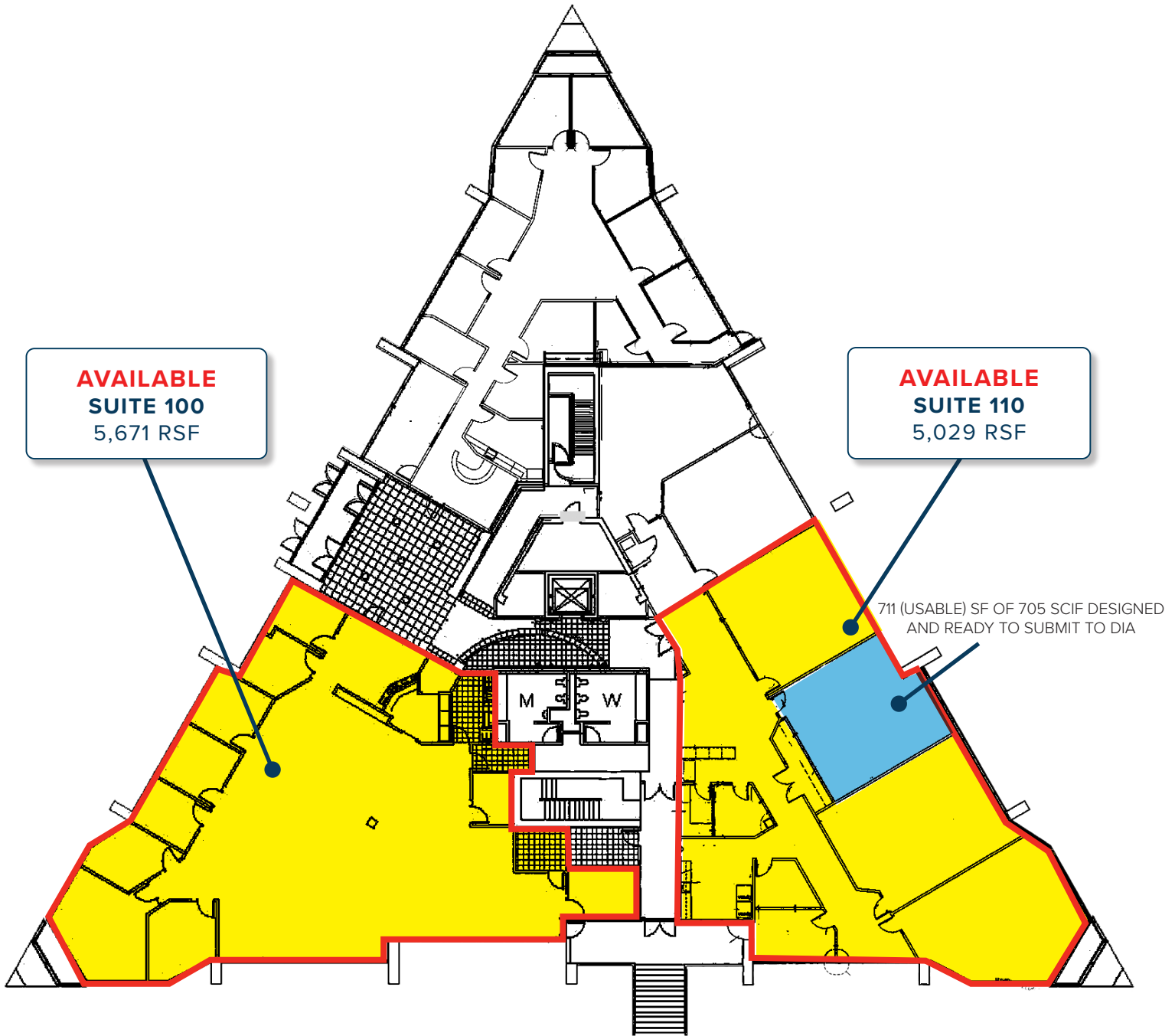
**NNN EXPENSES:** \$11.81 / SF (2025 Est.)

**BUILDING SIZE:** 53,901 RSF

**PARKING RATIO:** 3.5 / 1,000 RSF

**ZONING:** OC UV HS

**FIRST FLOOR**  
5,029 - 10,700 SF AVAILABLE



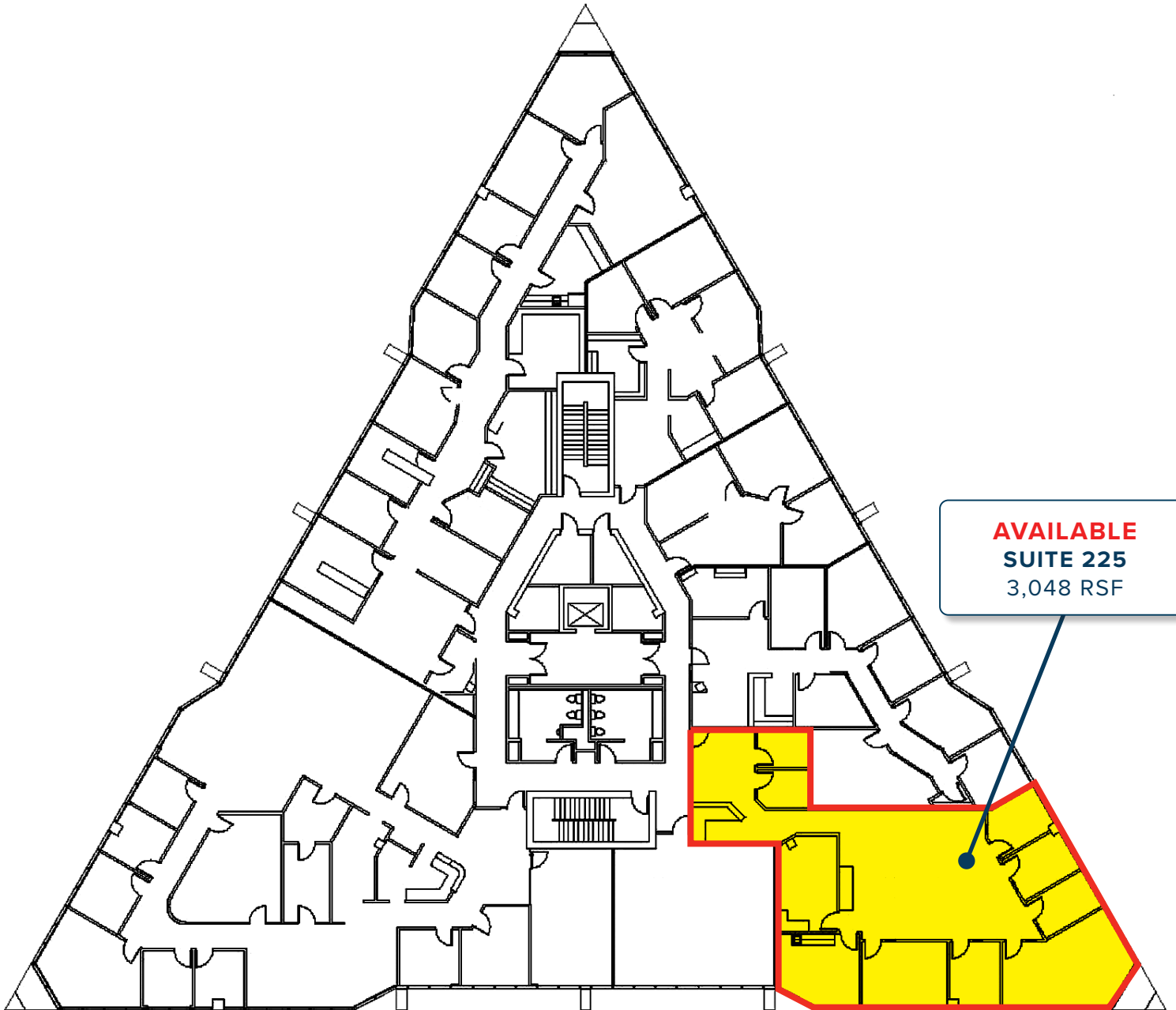
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**SECOND FLOOR**  
3,048 SF AVAILABLE

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**Aerial Map**

