

HIGH TECH FACILITY FOR LEASE

# Mountain Vista Business Center

8145 - 8245 N UNION BLVD., COLORADO SPRINGS, CO 80920



**UP TO 10 MW POWER CAPABILITIES**

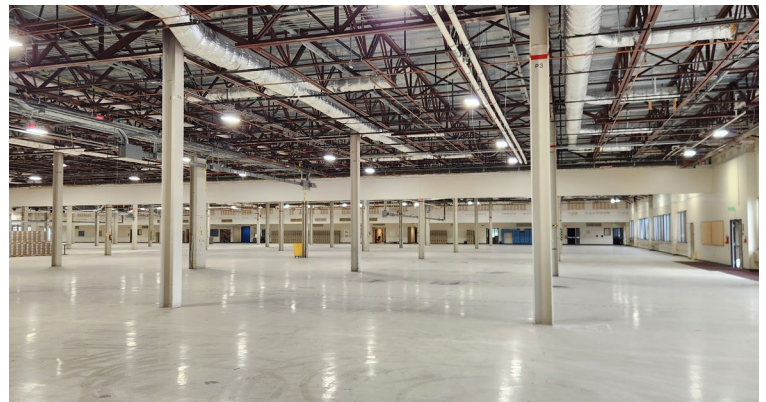
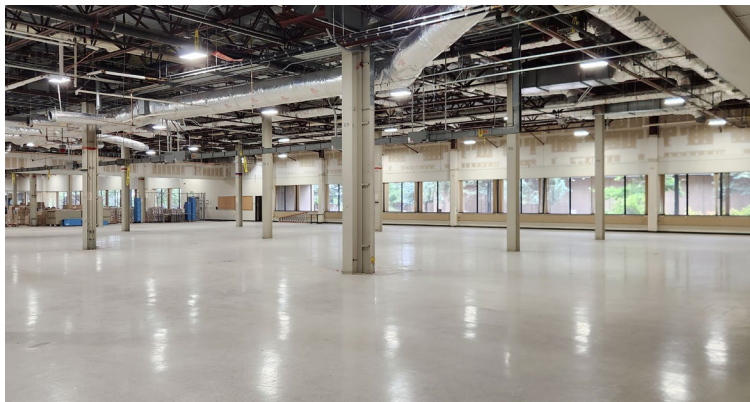
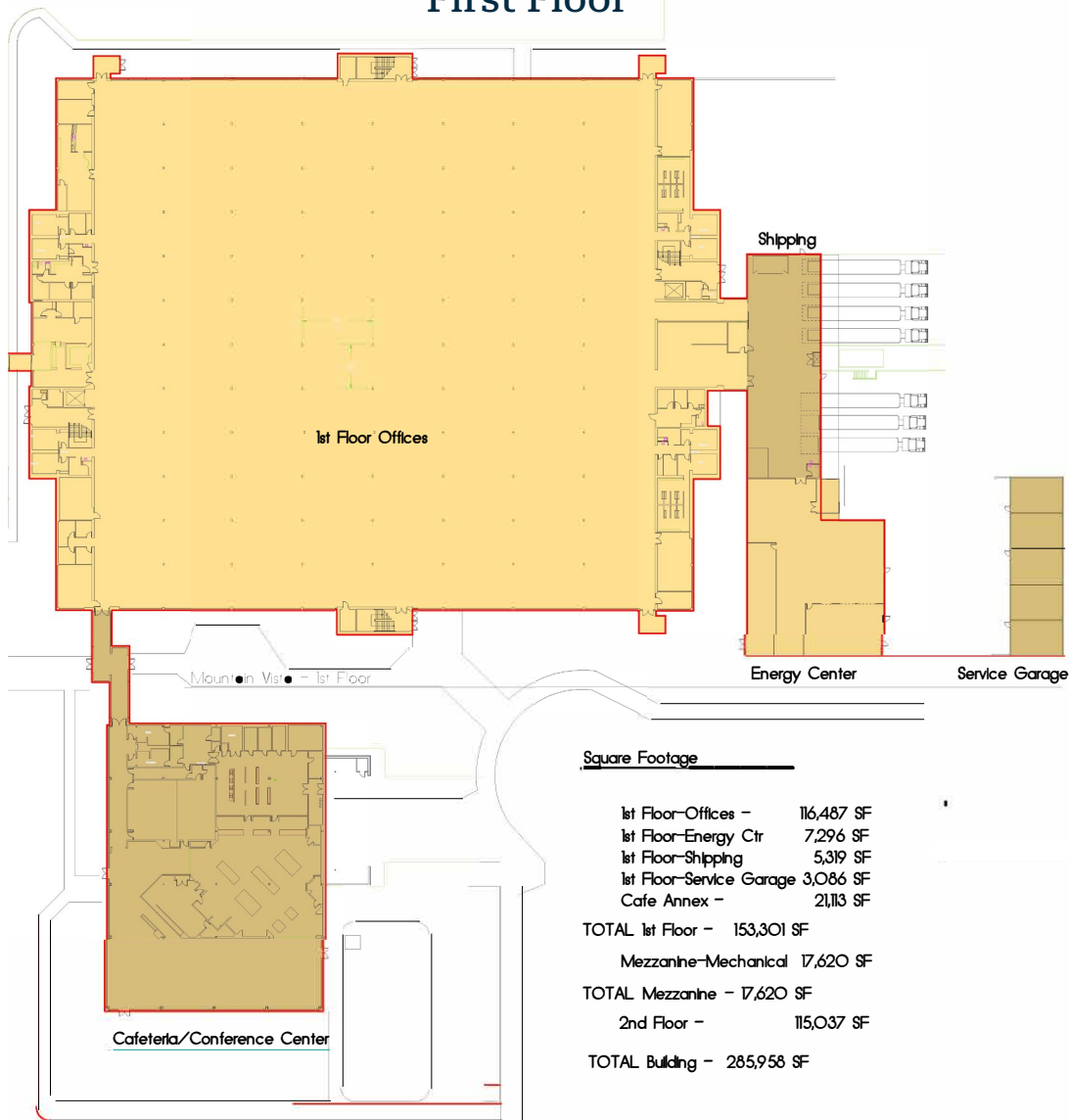
**MOUNTAIN VISTA BUSINESS CENTER**, formerly the Hewlett Packard High Tech Campus, is a high tech office and manufacturing facility featuring heavy power and water, with high ceiling potential on a large expandable site (potential for 439,050 SF of ground floor space with the possibility of 45' clear height).

The center is located in the Pikes Peak Enterprise Zone offering significant tax incentives.

- Aggressive lease rate packages are available.
- Ideal uses include: semi-conductor, solar, hydrogen or renewal manufacturing.
- Conditioned Flex Warehouse / Dock Area.
- Office & Manufacturing Building with high ceiling potential.
- Up to 10 MW Power capabilities.
- Conference & breakout rooms, large IT room with raised floor, executive offices, large open floor plan perfect for cubicles.

AVAILABLE SPACE FOR LEASE:	250,584 SF
MAIN BUILDING (8245 N UNION):	230,300 SF
ANNEX (8145 N UNION):	20,284 SF
SUPPORT SPACE:	12,790 SF
OFFICE LEASE RATE:	\$6.50 / SF NNN
FLEX/WAREHOUSE LEASE RATE:	\$7.50 / SF NNN
NNN EXPENSES (2024 Est.):	\$3.24 / SF
SITE SIZE:	32.56 Acres
ZONING:	BP

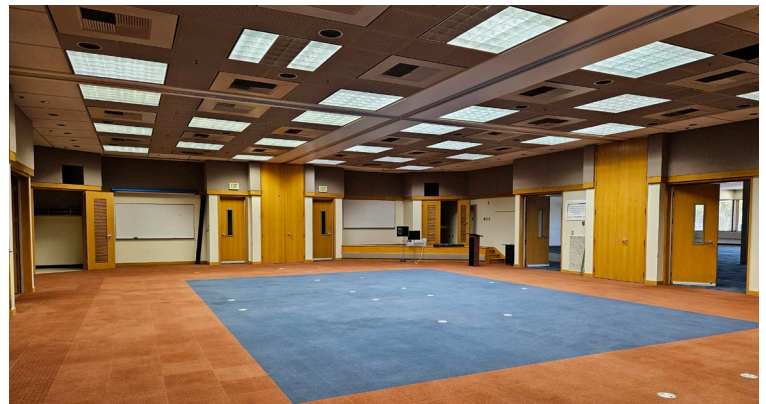
## First Floor





**8145 - 8245 N. UNION BLVD. COLORADO SPRINGS, CO 80920**

## NORTH



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## Additional Information

<b>SITE SIZE:</b>	32.56 Acres
<b>ZONING:</b>	BP (30% Lot Coverage)
<b>CLEAR HEIGHT:</b>	12'-18' dropped, 18'-21.6' girders, capable of achieving 36' to 40' clear height
<b>PARKING:</b>	1050 surface spaces (5/1,000)
<b>DOORS:</b>	Four (4) dock-high & four (4) drive-in doors in loading dock area
<b>UTILITIES:</b>	<p>Currently have 4 MW available expandable to 10 MW – 34.5 kV electric underground in adjacent street North Union Blvd</p> <ul style="list-style-type: none"> <li>• Main 12" water line</li> <li>• Wastewater 12"</li> <li>• 4" gas line (24,300,000 BTUH)</li> <li>• Boilers 11" water column</li> </ul>
<b>INCENTIVES:</b>	<ul style="list-style-type: none"> <li>• Significant City &amp; State Incentive Package Available</li> <li>• Located in the Pikes Peak Enterprise Zone</li> </ul>

