



# CLASS A OFFICE SPACE FOR SUBLEASE PATRIOT PARK I

HIGHLAND COMMERCIAL GROUP, LLC



## 985 SPACE CENTER DR, SUITE 310 COLORADO SPRINGS, CO

### THE PROPERTY

- **TOTAL SQ FT: 9,463 SQ FT**
- **SUBLEASE RATE: \$13.95 PSF, NNN**
- **NNN'S: \$9.66 PSF (2025 Est.)**
- **BLDG SQ FT: 103,183 SQ FT**
- **PARKING: 3 Spaces per 1,000 SF**
- **REMAINING TERM: Aug 31, 2027**

### SCIF SPACE DETAILS

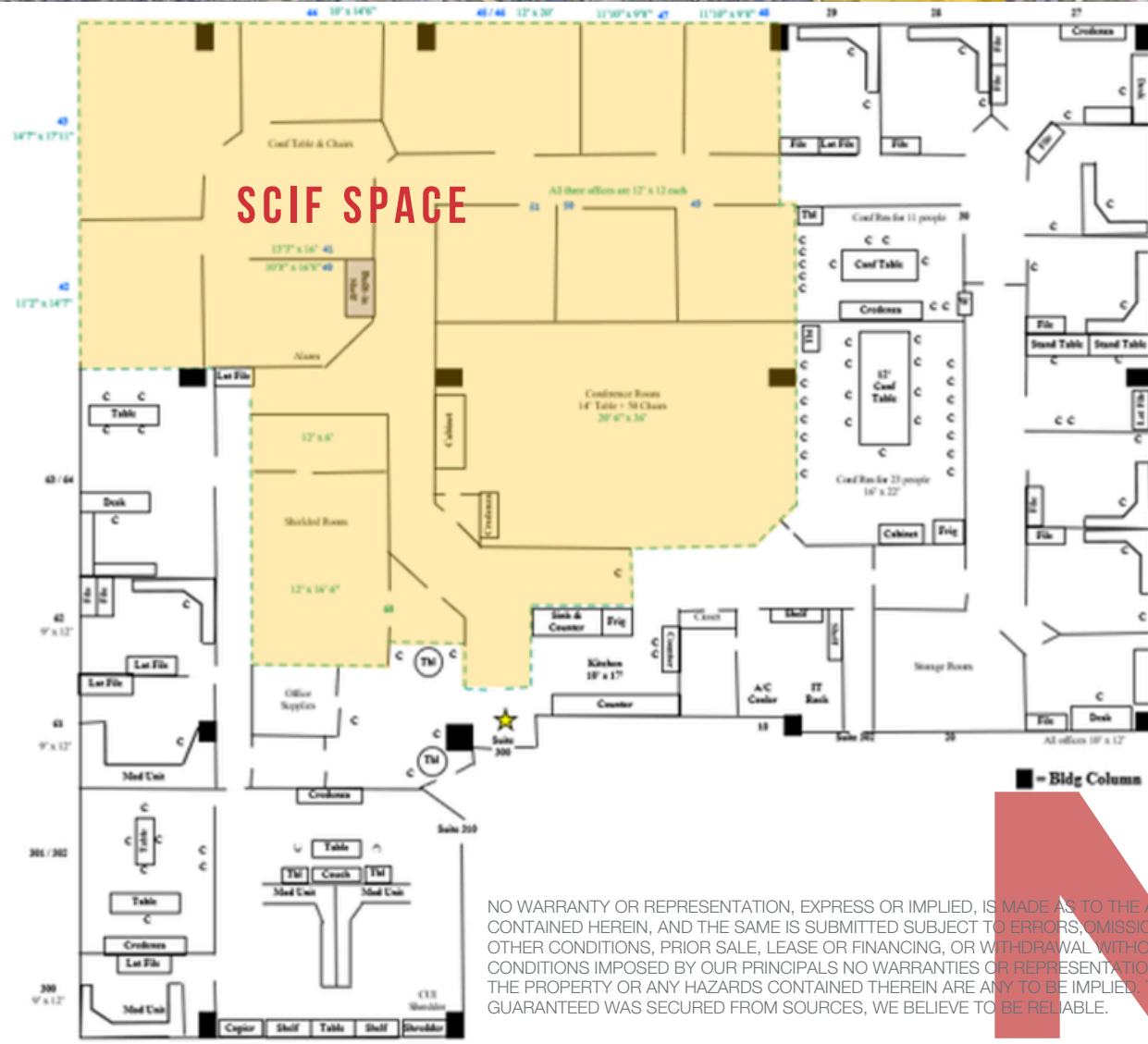
A TS/SCI SAP SCIF occupies approx. 3,409 sf divided between two separate office areas and a common area, which includes a conference room. One area contains 4 offices and a reception area totaling approx. 1,065 sf. The other office area contains 6 offices and is approx. 1,240 sf. The facility's conference room is located in the common area and is accessible from all offices through common hallways. The conference room is 814 sf with a seating capacity of 50. There is a shielded computer room that is approx. 290 sf.

**Randy Dowis**  
**Principal | Senior Broker**  
719 650 1332  
dowis@highlandcommercial.com

**John Benson**  
**Associate Broker**  
719 663 0027  
benson@highlandcommercial.com

**NAI Highland**  
2 N Cascade Ave, Suite 300  
Colorado Springs, CO 80903  
719.577.0044  
www.highlandcommercial.com





**FLOORPLAN  
TOTAL SQ FT:  
9,463 SF**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. ANY TO BE IMPLIED. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES, WE BELIEVE TO BE RELIABLE.

12/02/2025