



4 Single-Story Office Building Campus Located in the heart of Peak Innovation Park

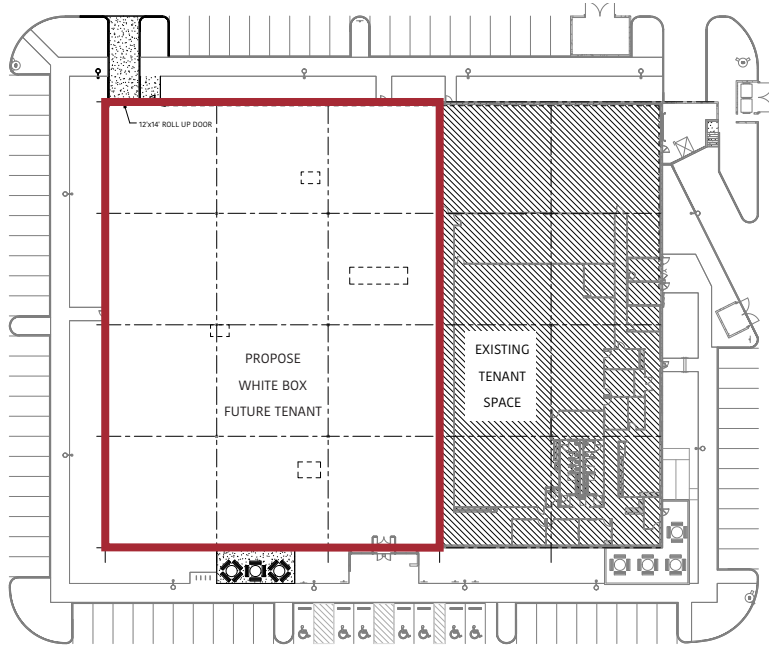
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Suite 150
29,960 RSF



3930 Tech View

Parking at 4.6/1,000 SF

Rents

Starting at \$25.00/SF NNN

Estimated Expenses

\$7.00/SF

Tenant Improvement Allowance

Starting at \$45/SF

Details:

- High efficiency in full floor and multi-tenant configurations
- Building Signage
- Secure Ready Sites with Dedicated Entry
- Proximate to multi-modal transportation, Colorado Springs Airport, and Interstate 25 via Milton E. Proby Parkway
- 38.4 percent of the population holds a bachelors degree or higher, providing access to a highly motivated and educated workforce
- Numerous hotels, restaurants, and retail amenities are within minutes of the property
- Extensive incentive programs, including the Colorado Springs Region Opportunity Zone, Pikes Peak Enterprise Zone, and Commercial Aeronautical Zone (CAZ)

Building Specs:

- **Flooring** - 6" reinforced slab on grade
- **HVAC** - Building Systems/VAV designed to provide one ton per 400 SF
- **Electrical** - 1200 A, 480/277V, 3PH, 4W main panel - providing 13w/SF for tenant load (additional power available for lab/server requirements)
- **Sprinkler** - Fully automatic wet fire sprinkler system

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