PIKES PEAK 5475 Mark Dabling Boulevard, Colorado Springs, CO 80918







Lease Rate: Starting at \$15.50/RSF, NNN

Suite 101

Suite 301

Suite 351

Parking: 3.5/1,000 RSF

Available Space

Tenant Improvements: Negotiable

8,158 RSF

8,842 RSF

11,801 RSF



Expenses: \$7.75 (est. 2021)

RSF Available: 20,643

Building SF: 84,888

Overview

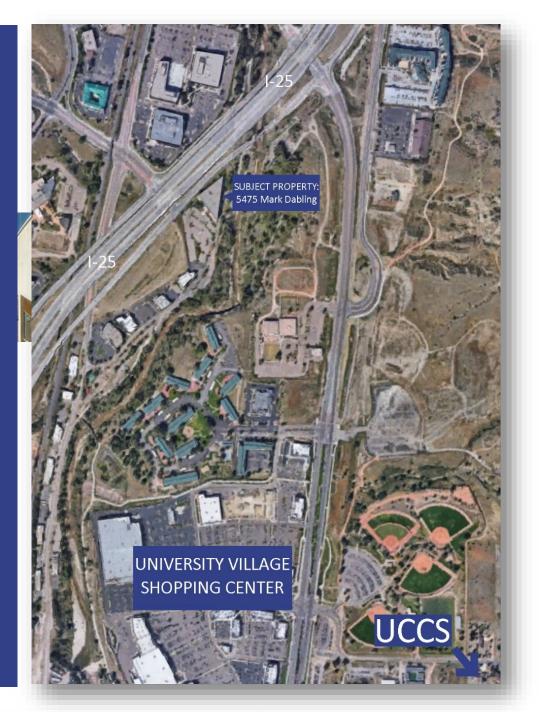
Pikes Peak is an iconic Northern Colorado Springs building fronting I-25. Amenities include fiber services, on site management and maintenance, and automated building control systems. The building is minutes from executive housing, UCCS, retail centers, restaurants, hospitals, and more. The building is perfect for tenants who want to provide options to their staff as there is a commercial grade gym, walking proximity to restaurants along monument creek, and quick access to pulpit rock for those who like to hike. In addition, this Class A building offers plentiful parking along with garage parking, 24/7 video surveillance, keycard access, and day and evening porter services.



For Leasing Information: Tammy Thorvilson 719 368 8800 | 720 371 5421 <u>tammy@ecovest.co</u> | ecovest.co

BUILDING FEATURES & AMENITIES

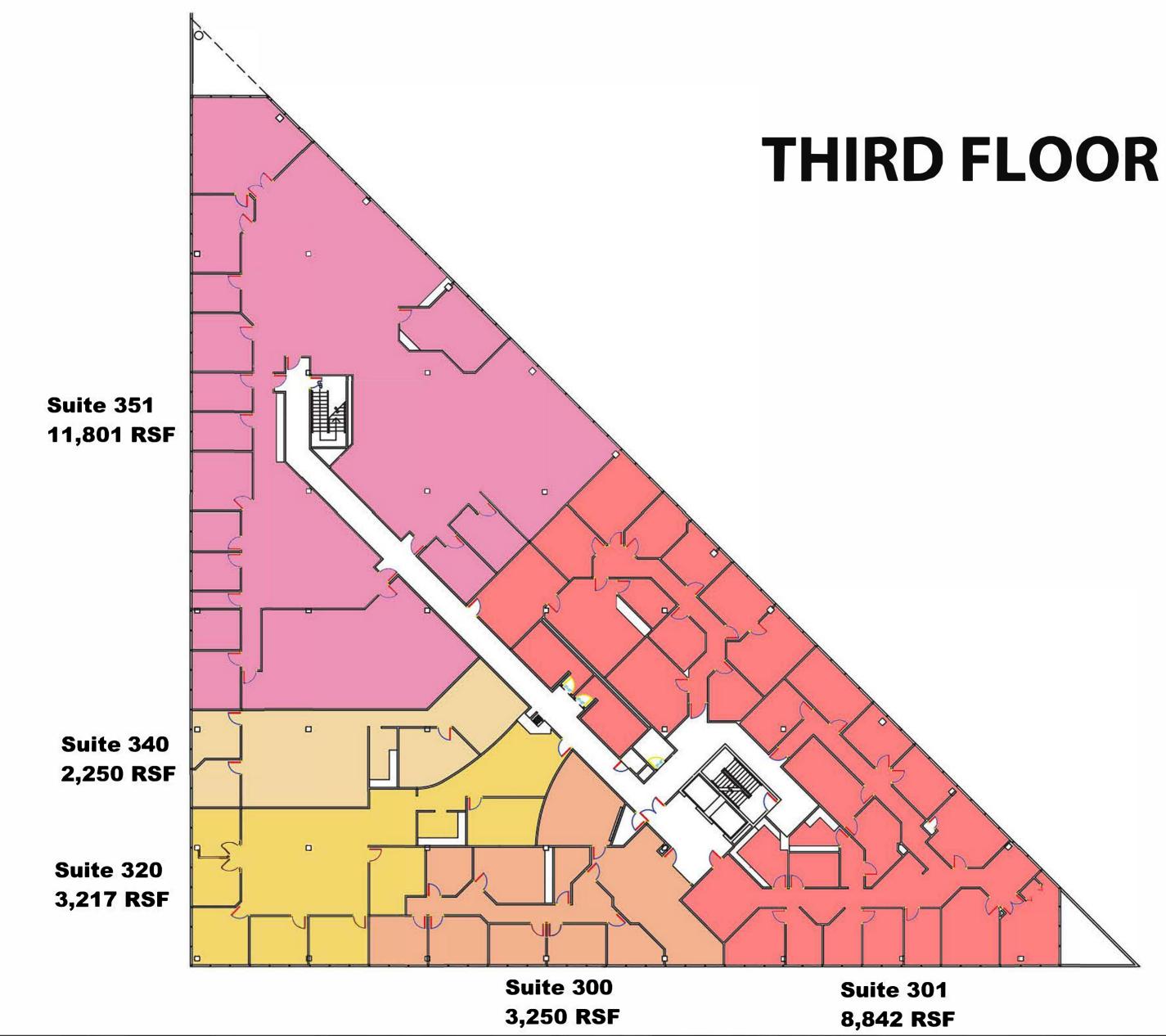
- Adjacent to Monument Creek and open space
- Multiple fiber internet services available
- Magnificent views of Pikes Peak and Pulpit Rock
- Exceptional I-25 presence and visibility
- Iconic building design
- Monument and building signage availability
- 24-hour on-site fitness facility with fullservice men and women's locker rooms with showers
- 62 executive covered parking spaces
- Ideally located near retail, restaurants, hotels, and hospitals
- Computer controlled HVAC system
- Patio area and building barbecue grill for tenant's use
- Security system with secure keying and electronic access points
- Day porter services 5 days a week, coverage 8am 11pm
- On-site property management office
- Organized food trucks and tenant
 events
- Energy Star rated







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