

PIKES PEAK

5475 Mark Dabling Boulevard, Colorado Springs, CO 80918



Lease Rate:

Starting at
\$15.50/RSF, NNN



Parking:

3.5/1,000 RSF



Tenant Improvements:

Negotiable



Expenses:

\$7.75 (est. 2021)



RSF Available:

20,643



Building SF:

84,888

Available Space

Suite 101	8,158 RSF
Suite 301	8,842 RSF
Suite 351	11,801 RSF

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:

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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 full-service 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



