

Office / Lab Space For Lease

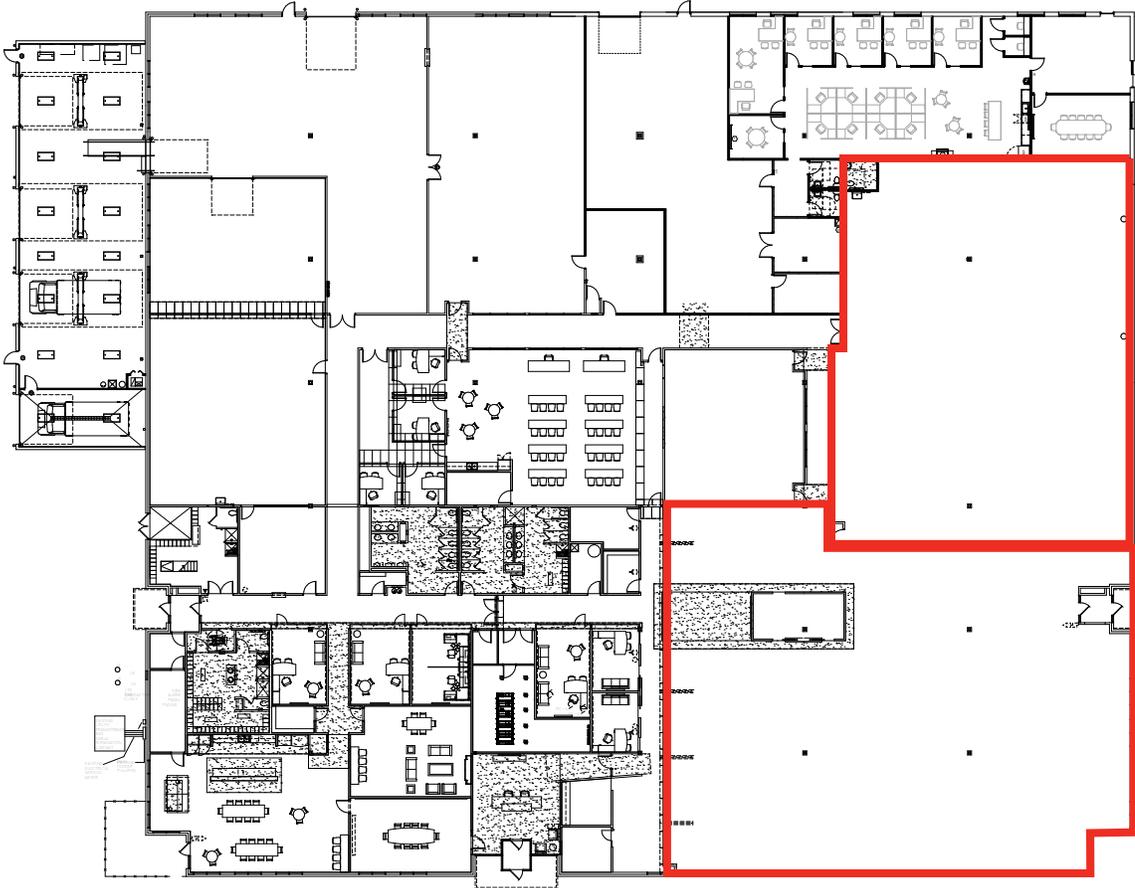
980 ELKTON DRIVE · COLORADO SPRINGS, CO 80907



980 ELKTON DRIVE offers highly flexible office / lab space for lease in a well-located business park just west of I-25 off Garden of the Gods Road. The property features an open layout adaptable for lab or technical users and the ability to add overhead doors for enhanced functionality.

- 8,237 - 17,572 SF of office / lab space available
- Monument & building signage available
- Open office and lab ready layouts with modern finishes
- Flexibility to add overhead doors
- Excellent access to I-25, Garden of the Gods, and ample retail amenities
- Tenant Improvement Allowance available starting at \$25.00 / SF

BUILDING SIZE:	54,336 SF
AVAILABLE SPACE:	Suite 110: 9,335 SF Suite 120: 8,237 SF
LEASE RATE:	\$15.00 / SF NNN
NNN EXPENSES:	\$5.22 / SF (2026 Est.) <i>Excluding maintenance and janitorial</i>
LAND SIZE:	4.35 acres
ZONING:	BP HS
TI ALLOWANCE:	Negotiable
LEASE TERM:	Negotiable
PARKING:	4.00/1,000 SF



SUITE 120
8,237 RSF
Parking Spaces: 23

SUITE 110
9,335 RSF
Parking Spaces: 44



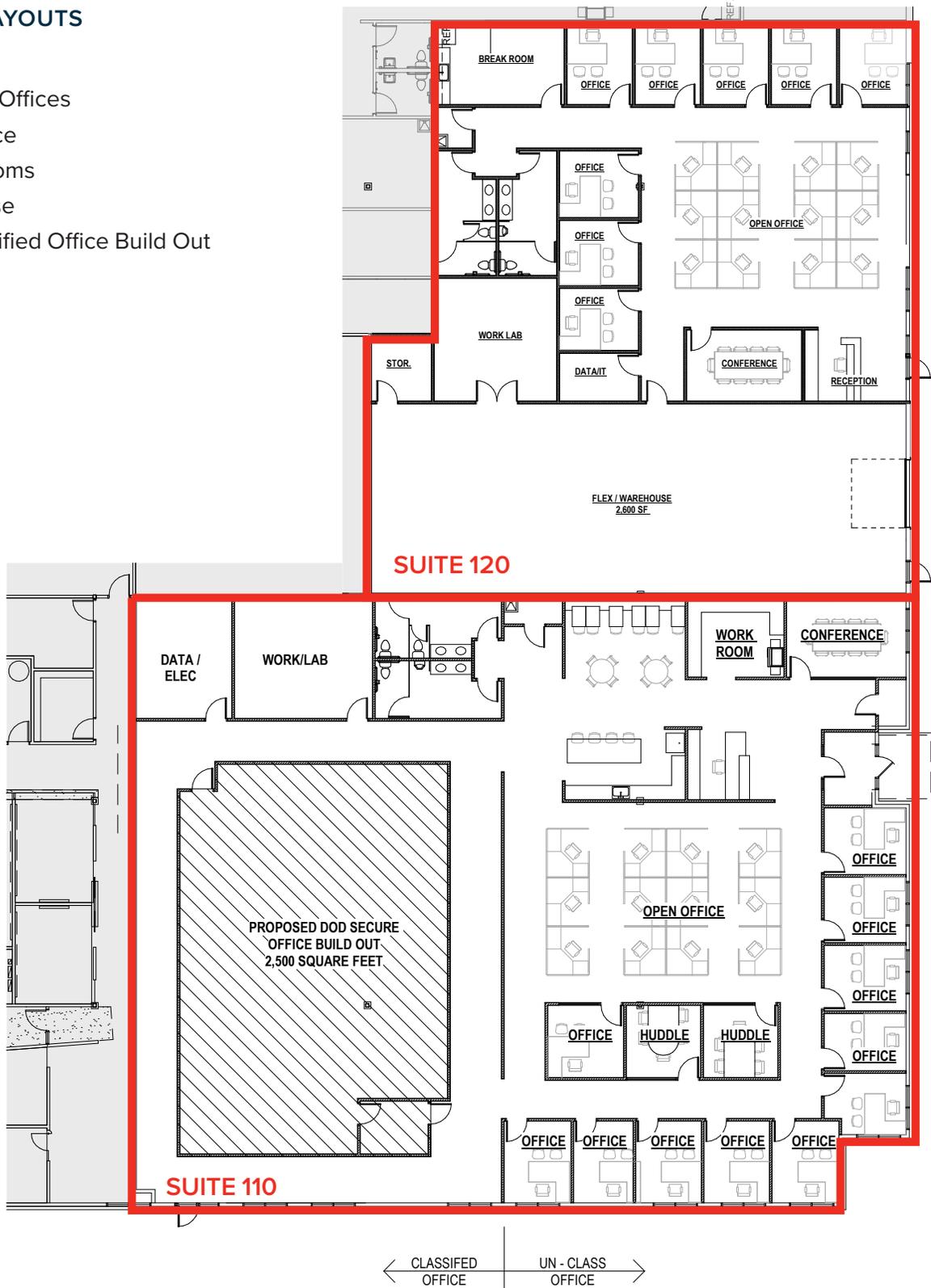
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CONCEPTUAL LAYOUTS

SUITE 110 & 120

- Private & Open Offices
- Work / Lab Space
- Conference Rooms
- Flex / Warehouse
- Secured / Classified Office Build Out



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