

# interquest 1

9945 Federal Drive



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## PROJECT

Situated east of the Air Force Academy, Interquest Business Park is Colorado Springs' fastest-growing commercial development. With easy access to I-25, unobstructed views of the Front Range, proximity to employee and executive housing, and the area's newest retail, dining, entertainment, and lodging, the Interquest Business Park provides an ideal work environment. Interquest 1 is part of a four-building, 241,232 square foot, Class-A, single-story office campus, which provides the market with best-in-class office and medical space. As the newest

of its product type in the submarket, Interquest 1 provides highly efficient second-generation office space with penthouse views of the Front Range while maintaining single-story efficiencies. With its superior location, high parking ratio, client parking steps from your controlled entry door, building signage with visibility to I-25, which has more than 136,000 VPD, and a Silver LEED certification, there isn't a better large block of available space in the N. I-25 submarket.

### THE BUILDING

**Address**  
9945 Federal Drive  
Colorado Springs, CO 80921

**Size**  
74,305 SF

**Parking**  
6.12/1,000

**Year of Construction**  
2009

**Zoning**  
PIP1

### AVAILABILITY

**Space Available**  
38,780 RSF

**Asking Rate**  
\$17.00/RSF, NNN

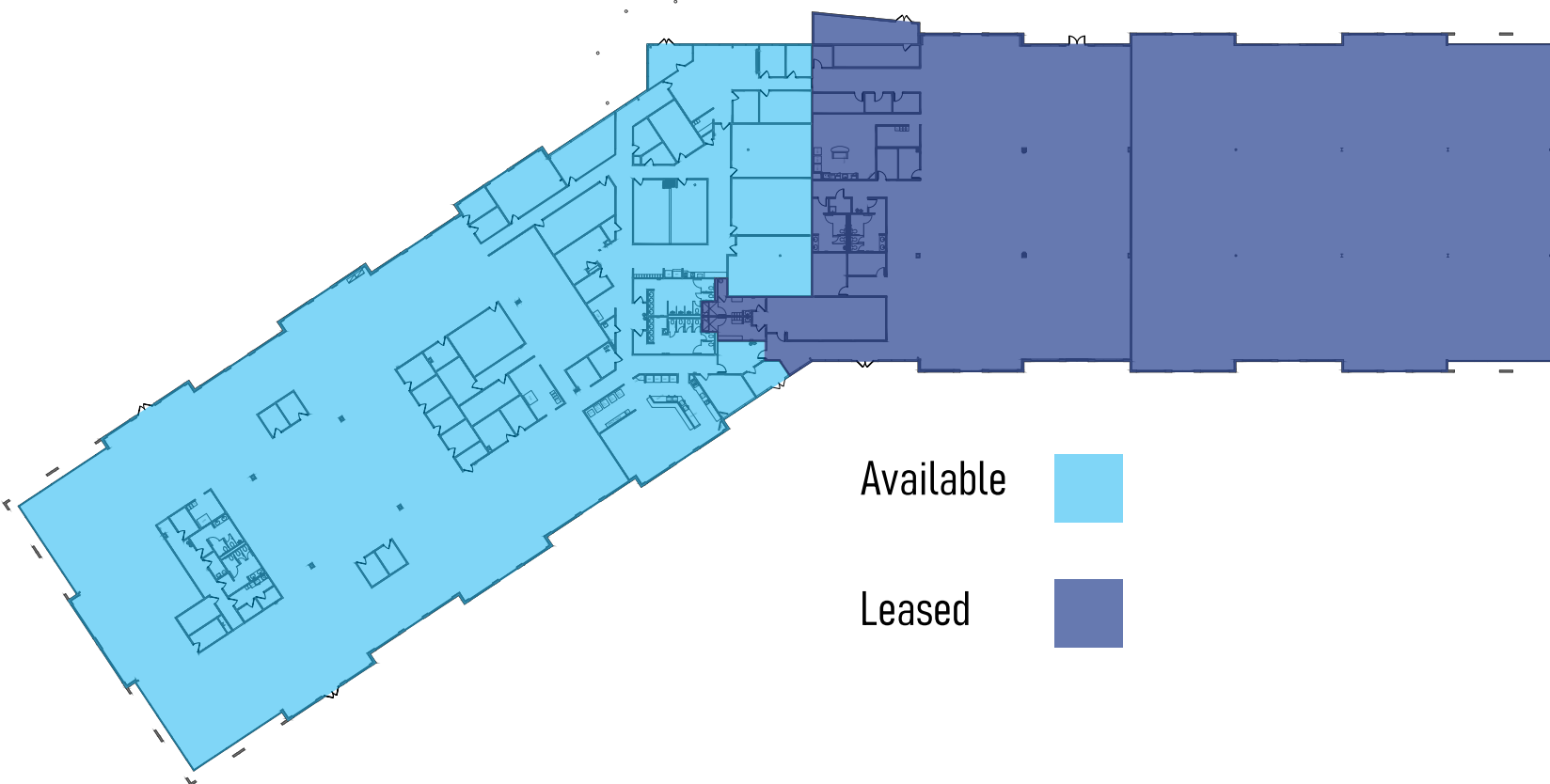
**Operating Expense**  
\$10.28/RSF (2026 estimate)

### BUILDING SPECIFICATIONS

**Ceiling Height**  
10'

**Deck Height**  
17'

**Electrical**  
600-amp, 480/277-volt, 3-phase,  
4-wire, alternating current



Available



Leased



## HIGHLIGHTS

- Abundant natural light with floor-to-ceiling windows
- Potential Building Signage Available
- Efficient 2nd Generation Office
- Best-in-Class Single-Story Office Building
- LEED Silver Certification

- Easy Access to I-25 and proximate to nearby retail and restaurants
- Custom Tenant Amenity Package
- High Parking Ratio
- Direct Tenant Access

## DEMOGRAPHICS

BY THE NUMBERS, 5 MILE RADIUS

**61,383**

HOMES

**37**

MEDIAN AGE

**135,656**

INDIVIDUALS

**\$141,579**

HOUSEHOLD INCOME

**83,464**

WORKERS (DAY)



## Drive Times

30 Minutes  
Metro Denver

10 Minutes  
Downtown  
Colorado Springs

30 Minutes  
Colorado Springs  
Municipal Airport



US AIR FORCE  
ACADEMY

**Interquest 1**  
9945 Federal Drive

**PHILIPS**

**LOCKHEED MARTIN**

FEDERAL DR

VOYAGER PKWY

INTERQUEST PKWY

CommonSpirit  
**St. Francis Hospital**  
3 MINUTES

ALBERT VEIN INSTITUTE

**BAL SEAL**

Hampton  
Holiday Inn  
Residence  
Inn

uchealth

**SCHEELS**

GREAT  
WOLF  
LODGE

Ent  
Credit Union

Wendy's Starbucks Arby's JJ's Baskin-Robbins  
Freddy's Cheddar's SUBWAY chij's  
Jersey Mike's noodles DICKEY'S  
BARBECUE PIT

PANDA EXPRESS X GOLF Synergy One Lending  
SHERWIN-WILLIAMS IN-N-OUT SLIM CHICKENS  
RED ROCKS SELF STORAGE DUNKIN' DONUTS TCON CINEMA  
VI P SEATING  
LOKAL CAMBRIA hotels beacon  
INFINITY SYSTEMS ENGINEERING Fidelity CHIPOTLE  
MEXICAN Grill

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