

# Interquest 1

9945 Federal Drive



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# Interquest 1

9945 Federal Drive

## 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



## DEMOGRAPHICS

BY THE NUMBERS, 5 MILE RADIUS

**61,383**

HOMES

**37**

MEDIAN AGE

**135,656**

INDIVIDUALS

**\$141,579**

HOUSEHOLD INCOME

**83,464**

WORKERS (DAY)

## 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

Available



Leased



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

## Drive Times

30 Minutes  
Metro Denver

10 Minutes  
Downtown  
Colorado Springs

30 Minutes  
Colorado Springs  
Municipal Airport



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