

Interquest 1

9945 Federal Drive



INTERQUEST 1 is the newest single-story office of its type in the N. I-25 submarket. Interquest 1 provides highly efficient second-generation office space with penthouse views of the Front Range — from the floor-to-ceiling windows — 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.

Located just east of I-25 & Interquest Parkway, Interquest 1 has multiple access points from Interquest and Voyager Parkways. The surrounding Interquest area offers best-in-class retail, lodging, dining, and entertainment with over 700,000 square feet of total retail space including 40+ restaurants.

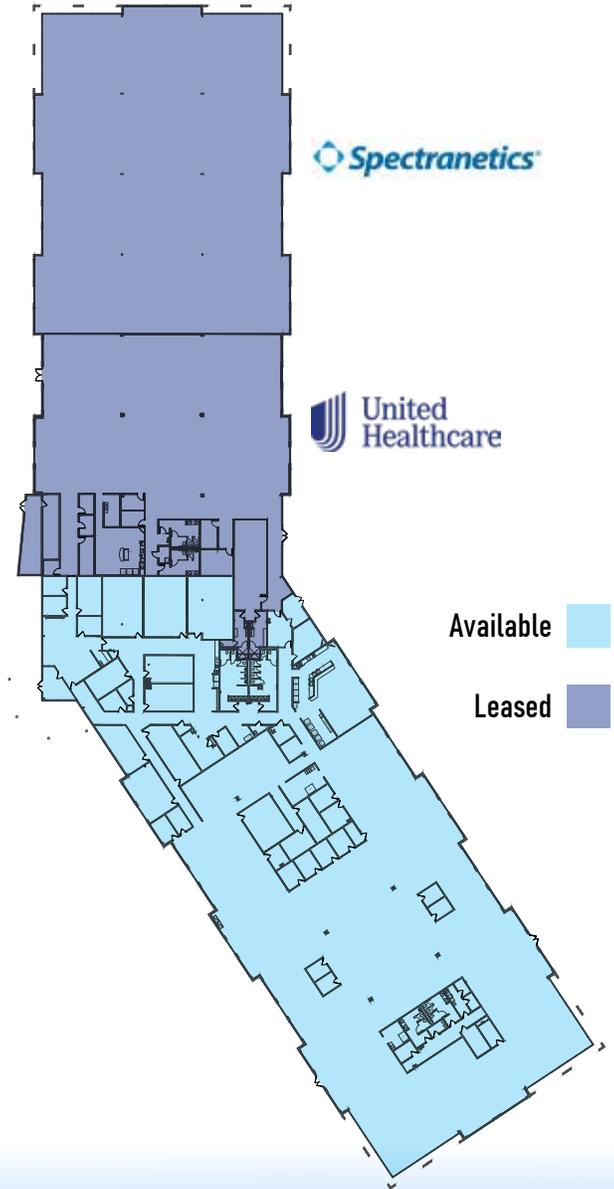


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interquest 1

ADDRESS	9945 Federal Drive Colorado Springs, CO 80921
SIZE	74,305 SF
PARKING	6.12/1,000
YEAR BUILT	2009
SPACE AVAILABLE	38,780 RSF
ASKING RATE	\$17.00/RSF, NNN
OPERATING EXPENSE	\$10.28/RSF (2026 estimate)
ZONING	BP HR
CEILING HEIGHT	10'
DECK HEIGHT	17'
ELECTRICAL	600-amp, 480/277-volt, 3-phase, 4-wire, alternating current



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INTERQUEST BUSINESS CAMPUS

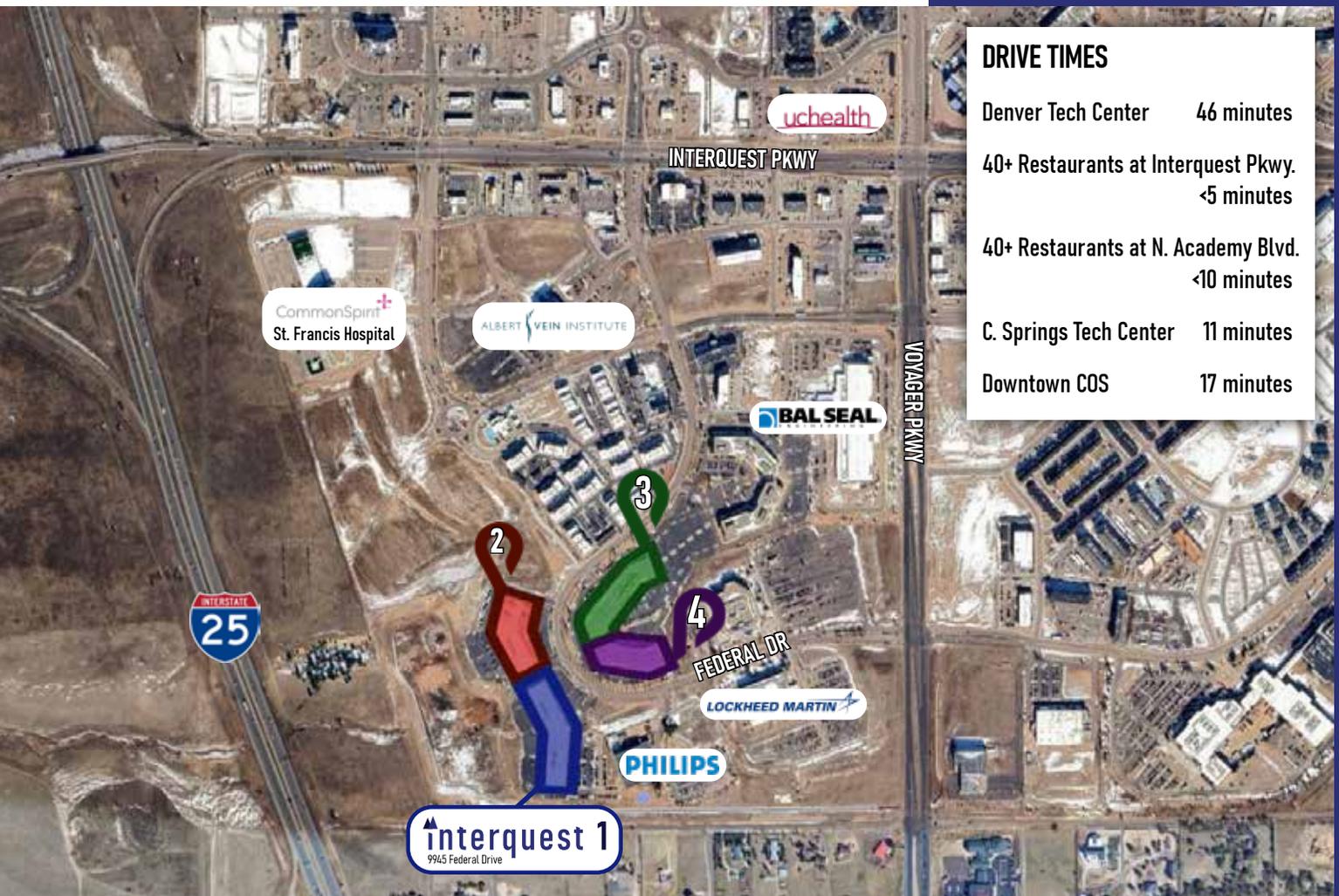
Interquest Business Campus is Colorado Springs' fastest-growing commercial development, situated east of the Air Force Academy. It offers easy access to I-25, unobstructed views of the Front Range, and proximity to employee and executive housing, as well as the area's newest retail, dining, entertainment, and lodging options. Interquest 1 is part of a four-building, 241,232 square foot, Class-A, single-story office campus.

The building is situated on the western edge of Interquest Business Campus and provides expansive views of the front range. Designed to provide multiple tenant entrances with an expansive parking lot, the building design ensures unique identity for each tenant.

BY THE NUMBERS

5 MILE RADIUS - 2023

INDIVIDUALS:	198,121
MEDIAN AGE:	37 years old
MEDIAN INCOME:	\$111,556
ANNUAL POP. GROWTH:	1%
WORKERS (DAY):	159,201
BUSINESSES:	4,197
SF OFFICE SPACE:	9.8 Million
SF RETAIL SPACE:	9.6 Million



DRIVE TIMES

Denver Tech Center	46 minutes
40+ Restaurants at Interquest Pkwy.	<5 minutes
40+ Restaurants at N. Academy Blvd.	<10 minutes
C. Springs Tech Center	11 minutes
Downtown COS	17 minutes