

Class A Office Space For Lease

9910 FEDERAL DRIVE • COLORADO SPRINGS, CO 80921



9910 FEDERAL DR is one of Colorado Springs' most visible and highly recognizable Class A office buildings. With its centralized location in the Interquest Business Park and close proximity to both north Colorado Springs, the CBD, and a multitude of restaurants, hotels and services, this building can accommodate tenants of all sizes. The property is located off of the Interstate 25 & Interquest Parkway interchange, just west of Voyager Parkway and south of Interquest Parkway

Amenities such as, above standard parking as well as building signage potential elevate this building above the competition. This exceptional building is for lease, priced below most competitive buildings along the I-25 Corridor.

Building features and amenities include:

- Above standard parking
- State-of-the-art building systems
- Fiber & CAT5 cabling
- Prominent building and monument signage
- North central location
- Immediate access to hotels and restaurants
- I-25 visibility and access

BUILDING SIZE:	77,495 RSF
AVAILABLE SPACE:	2nd Floor - 17,745 RSF Demisable to 8,218 RSF
LEASE RATE:	\$13.50 - \$14.50 / SF NNN
NNN EXPENSES:	\$9.25 / SF (Est.)
PARKING:	6/1,000 RSF
T.I. ALLOWANCE:	Negotiable
ACREAGE:	13.7 AC
YEAR BUILT:	2000

