

OFFICE FOR LEASE

980 TECHNOLOGY CT. COLORADO SPRINGS, CO 80915



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Property Details

AVAILABLE SPACE: 20,170 RSF

LEASE RATE: \$18.00 per RSF

NNN EXPENSES: \$5.31 per RSF (2025 estimate)

BUILDING SIZE: 33,190 RSF

TENANT IMPROVEMENTS: Negotiable

PARKING: 3.8 spaces per 1,000 RSF

ZONING: PDZ AO SS

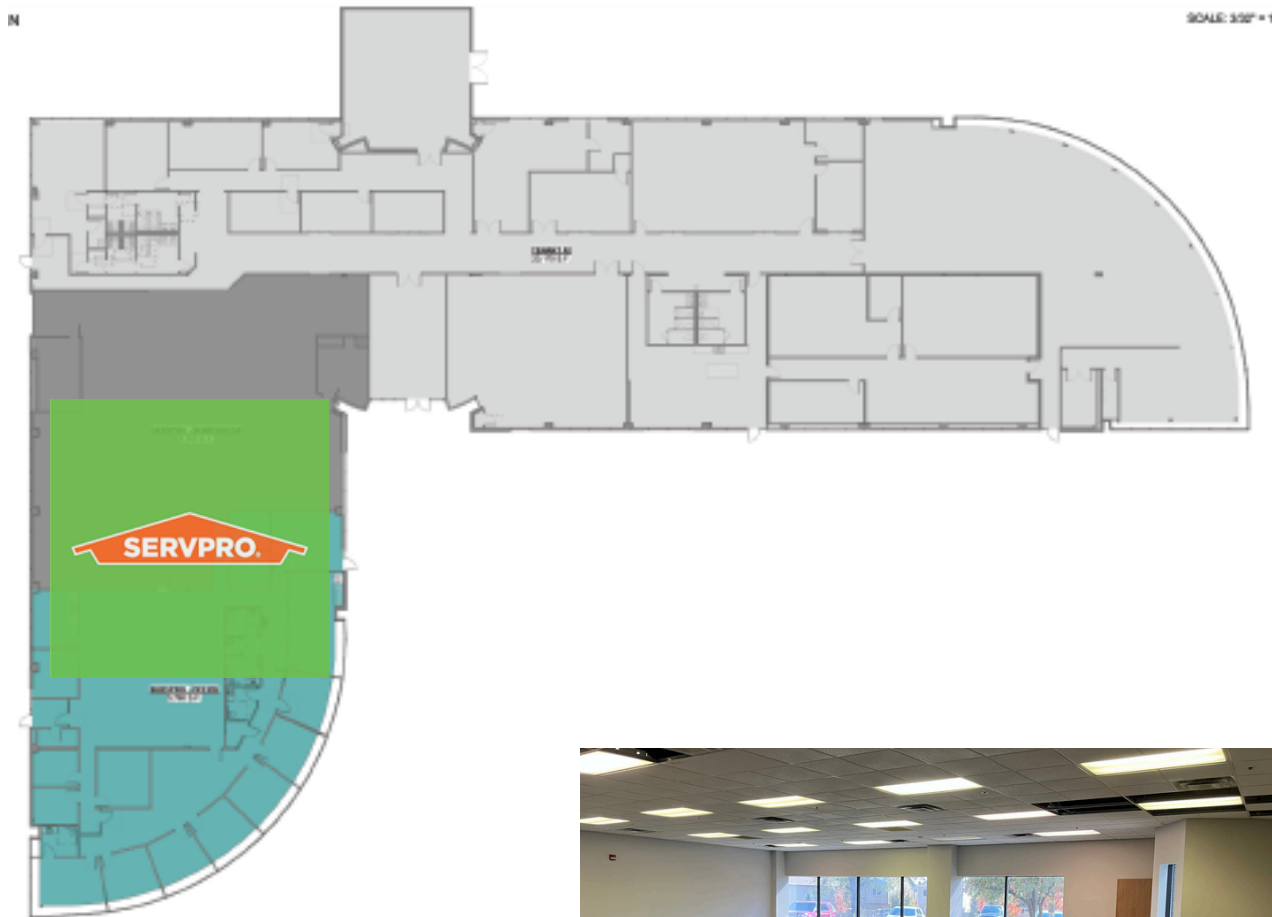
YEAR BUILT: 1984 (recent improvements completed)

980 Technology Court offers a rare opportunity for large-block users to secure high-quality office space in the established **Patriot Park** business park. With ±20,170 SF available in a single, efficient floor plan, the property is ideally suited for **defense contractors, government users, call centers, and large-scale professional service operations** seeking a secure and scalable environment.

Key features include **ample surface parking (3.8/1,000 SF ratio)**, updated office finishes, and strong infrastructure to support high-density or specialized uses. Located just minutes from **Peterson Space Force Base, Colorado Springs Airport, and Powers Boulevard**, the site provides excellent connectivity to both workforce and regional amenities.

Surrounded by leading aerospace, technology, and defense firms, 980 Technology Court positions tenants at the center of Colorado Springs' growing innovation corridor. With a strong landlord and competitive economics, this property delivers the size, efficiency, and location rarely available in today's market.

Site Plan & Interior Photos





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