

# Office / Lab Space For Lease

980 ELKTON DRIVE · COLORADO SPRINGS, CO 80907

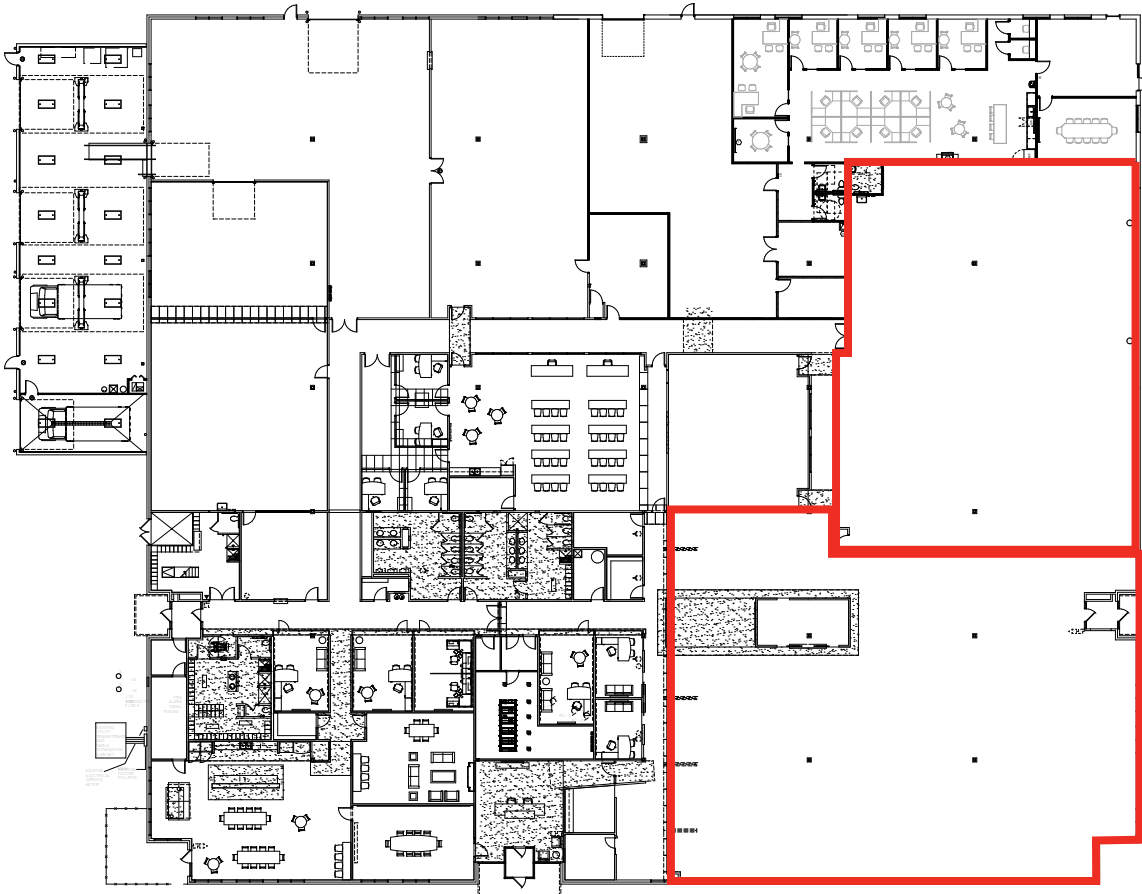


**980 ELKTON DRIVE** offers highly flexible office / lab space for lease in a well-located business park just west of I-25 off Garden of the Gods Road. The property features an open layout adaptable for lab or technical users and the ability to add overhead doors for enhanced functionality.

- 8,237 - 17,572 SF of office / lab space available
- Monument & building signage available
- Open office and lab ready layouts with modern finishes
- Flexibility to add overhead doors
- Excellent access to I-25, Garden of the Gods, and ample retail amenities
- Tenant Improvement Allowance available starting at \$25.00 / SF

<b>BUILDING SIZE:</b>	54,336 SF
<b>AVAILABLE SPACE:</b>	Suite 110: 9,335 SF Suite 120: 8,237 SF
<b>LEASE RATE:</b>	\$15.00 / SF NNN
<b>NNN EXPENSES:</b>	\$5.22 / SF (2026 Est.) <i>Excluding maintenance and janitorial</i>
<b>LAND SIZE:</b>	4.35 acres
<b>ZONING:</b>	BP HS
<b>TI ALLOWANCE:</b>	Negotiable
<b>LEASE TERM:</b>	Negotiable
<b>PARKING:</b>	4.00/1,000 SF





**SUITE 120**  
8,237 RSF  
Parking Spaces: 23

**SUITE 110**  
9,335 RSF  
Parking Spaces: 44

