

FOR LEASE

# 1720 Jet Stream Drive

Suite 200 · Colorado Springs, CO 80921

CREEKSIDE OFFICE PARK · SECOND FLOOR · BUILT OUT & MOVE-IN READY



**THRIVE**<sup>TM</sup>

COMMERCIAL PARTNERS

*Investing in the future through people*



**7,891 RSF**

AVAILABLE

**2,812 RSF**

SMALLEST SUITE

**24**

PRIVATE OFFICES BUILT

**\$22.00 / SF**

NNN BASE RENT

**Immediate**

OCCUPANCY



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THRIVE COMMERCIAL PARTNERS  
310 S 14TH STREET · COLORADO SPRINGS, CO 80904

# Built Out. Move-In Ready. Divisible.

1720 JET STREAM DR · SUITE 200  
UP TO 7,891 RSF

Suite 200 is an **already built-out second floor** — private offices, conference room, kitchen and restrooms are all in place. A tenant is not waiting on permits, demolition or framing. **Up to 7,891 rentable SF is available** (6,496 usable) — the entire floor apart from the Gameday Men's Health clinic in the northwest quadrant — and it demises into two suites.

## OPTION 1 · SINGLE TENANT

### 7,891 RSF

6,496 usable · the full available balance of the floor  
**A finished office, day one.**

Twenty-four private offices, a dedicated conference room, a ~690 SF open collaboration area, a kitchen and breakroom, two congregating islands with new countertops, reception, and the floor's men's and women's restrooms. Built for a professional, medical, engineering or government-contract user that wants a finished office at scale, without a construction schedule in front of it.

## OPTION 2 · TWO TENANTS

### 2,812 + 5,079 RSF

Two separately demised suites  
**Northeast suite + south wing.**

The northeast suite —six private offices plus a ~690 SF open area, 2,812 RSF — separates cleanly off the east corridor and stair, with its own entry. The south wing takes the balance at 5,079 RSF: eighteen private offices, the conference room and the kitchen. Two front doors, shared corridor and restrooms. Either block can be taken on its own.



CORNER OFFICE · DUAL EXPOSURE



~690 SF OPEN COLLABORATION AREA



KITCHEN & BREAKROOM



CONGREGATING ISLAND

## ALREADY BUILT & INCLUDED

- 24 private offices — most with exterior windows
- Dedicated conference room
- ~690 SF open collaboration / training area
- Kitchen & breakroom
- Two congregating islands, new countertops (SW & SE)
- Reception
- Men's & women's restrooms — remodel Sept 2026
- Elevator plus two stairwells
- Ample free surface parking, unreserved
- Paint and carpet within the last three years
- High-speed wired & wireless internet ready
- Water & electric included in CAM · Zoning BP

## TERMS

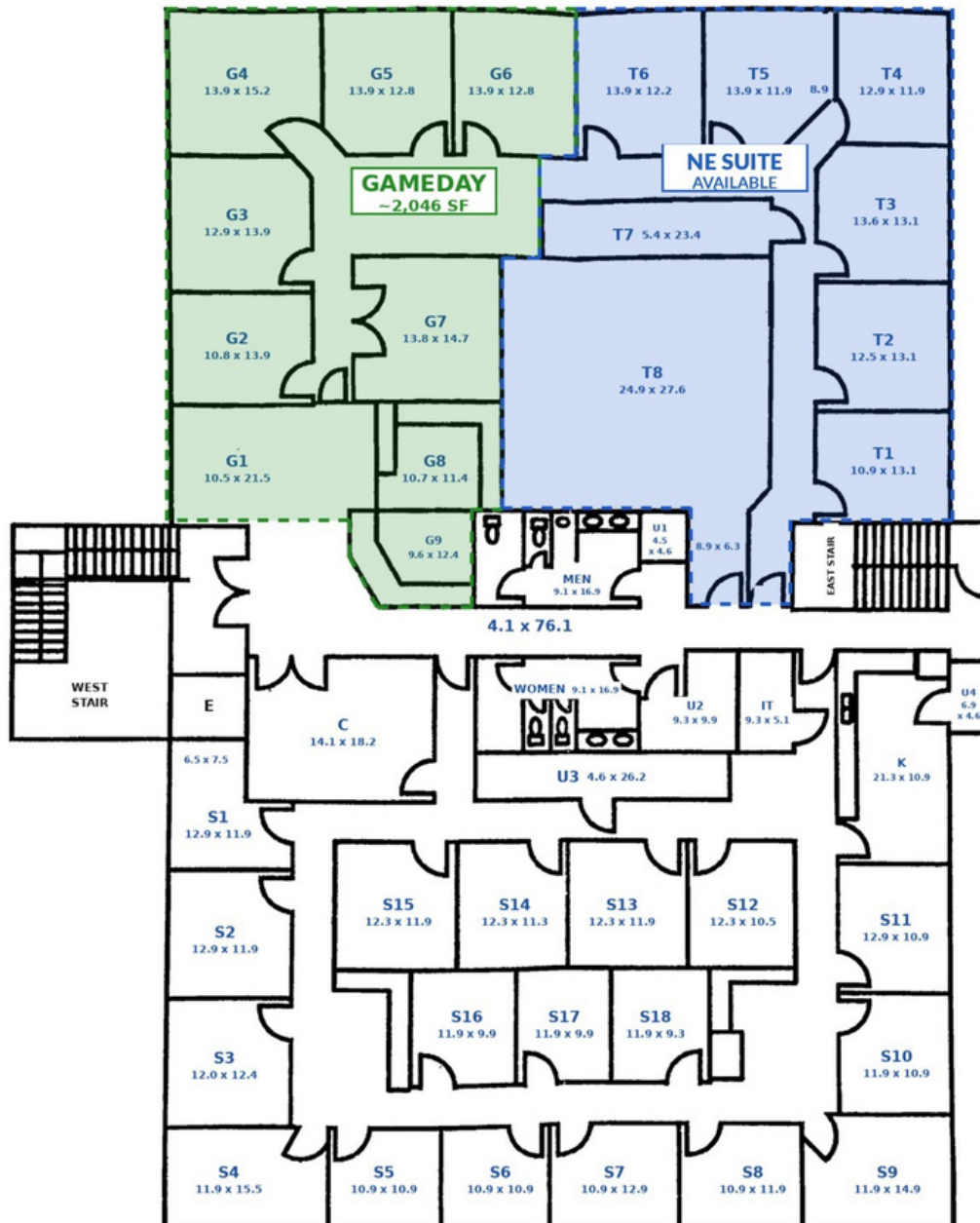
|                 |                              |
|-----------------|------------------------------|
| Base rate       | <b>\$22.00 / SF NNN</b>      |
| NNN (2026 est.) | <b>\$12.56 / RSF</b>         |
| Available       | <b>7,891 RSF</b>             |
| Demises into    | <b>2,812 + 5,079</b>         |
| Occupancy       | <b>Immediate</b>             |
| Parking         | <b>Free &amp; unreserved</b> |

## Built out. Move-in ready. Available now.

Ideal for law firms · financial advisory & wealth management · defense & aerospace contractors · engineering · medical & behavioral health · title & insurance · accounting · regional HQ or satellite office

# Floor Plan & Demising Options

SECOND FLOOR · SUITE 200  
10,376 RSF TOTAL FLOOR



## LEGEND

- ☐ **South Wing — AVAILABLE**  
S1–S18 offices, conference room (C), kitchen (K). 4,181 USF / 5,079 RSF.
- ☒ **Northeast Suite — AVAILABLE**  
T1–T8, including a ~690 SF open area. 2,315 USF / 2,812 RSF. Demises off the east corridor and stair.
- ☒ **Northwest — LEASED**  
Gameday Men's Health clinic, owner-affiliated. 2,046 USF / 2,485 RSF.

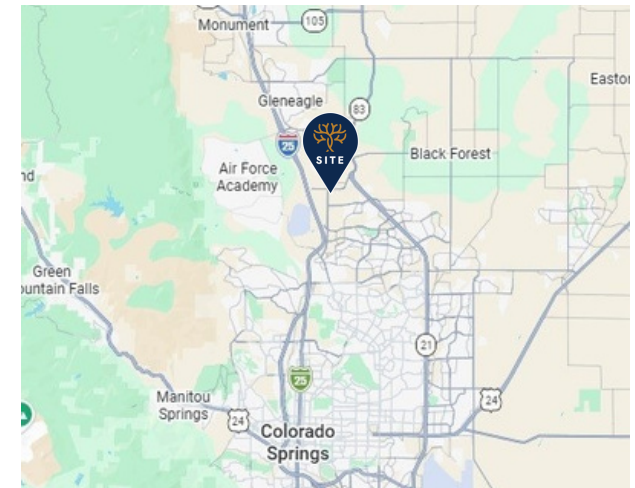
## BUILDING FACTS

|                    |               |
|--------------------|---------------|
| Total second floor | 10,376 RSF    |
| Available now      | 7,891 RSF     |
| Usable (available) | 6,496 USF     |
| Load factor        | 1.2147        |
| Private offices    | 24            |
| Base rate          | \$22.00 / SF  |
| NNN (2026 est.)    | \$12.56 / RSF |
| Zoning             | BP            |
| Occupancy          | Immediate     |

Water and electric are included in the CAM — no separate utility billing.

# InterQuest / Briargate — North Colorado Springs

1.05 MILES TO I-25  
VOYAGER PKWY · 20,006 VPD



## DISTANCE FROM THE SITE

|                               |         |
|-------------------------------|---------|
| I-25 · InterQuest interchange | 1.05 mi |
| Scheels · InterQuest          | ≈1 mi   |
| Marketplace Ford Amphitheater | ≈1 mi   |
| Great Wolf Lodge & hotels     | ≈1.5 mi |
| U.S. Air Force Academy        | ≈3 mi   |
| Downtown Colorado Springs     | ≈11 mi  |
| Colorado Springs Airport      | ≈20 mi  |
| Denver                        | ≈55 mi  |

## THE TRADE AREA, BY THE NUMBERS

**\$135,000**

Median household income  
15-minute drive time

**82%**

White-collar workforce  
within 3 miles

**35.5%**

Households  
earning \$150,000+

**34,007**

Households within a  
15-minute drive

Third-party trade-area data (Buxton Scout, 2024–2025 estimates). North Colorado Springs' InterQuest / Briargate corridor is the metro's highest- growth office and retail submarket — an affluent, professional, and still-expanding employment base with the region's newest retail, dining, hotel and entertainment inventory a minute away.

## CONTACT

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