



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



# 1055 NEWPORT

1055 NORTH NEWPORT ROAD  
COLORADO SPRINGS, CO 80915



**CLASS A OFFICE FOR LEASE**

**ALTURAS**  
CAPITAL PARTNERS

# 1055 NEWPORT

Class A Office for Lease



## **BUILDING SIZE:**

59,763 RSF

## **AVAILABLE SPACE:**

Suite 170: 5,292

## **LEASE RATE:**

From \$21.00 per RSF NNN

## **EXPENSES:**

\$9.58 per RSF (2024 estimate)

## **TENANT IMPROVEMENTS:**

Negotiable

## **PARKING:**

4.5 spaces per 1,000 RSF

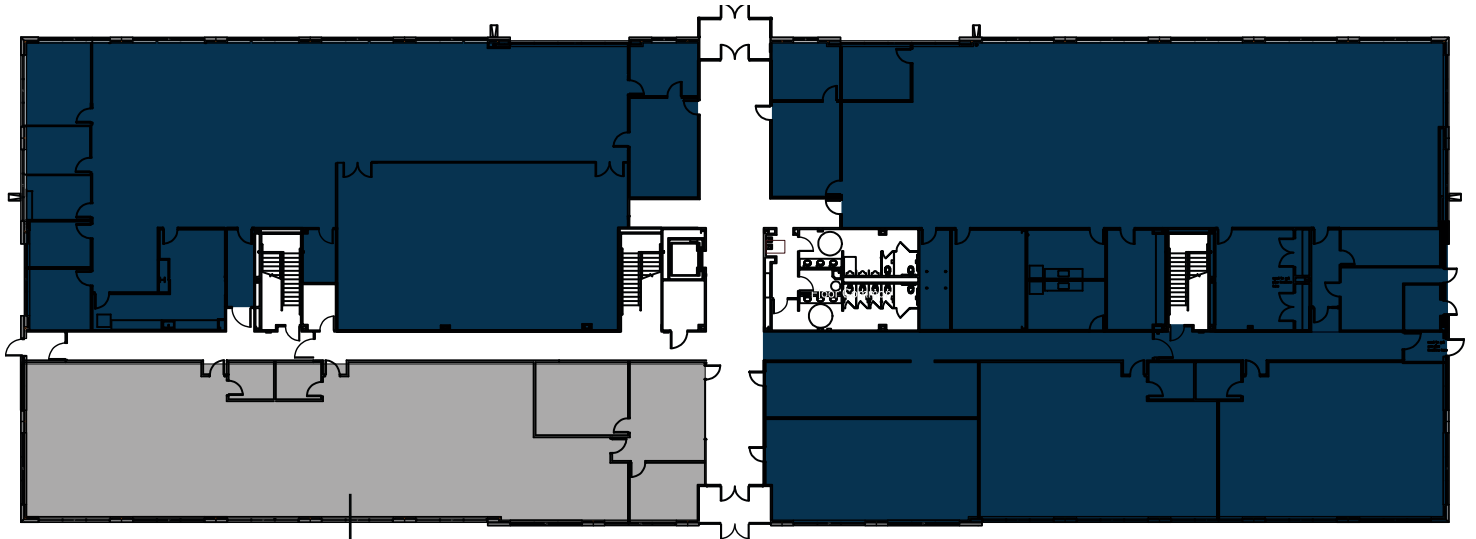
## **NUMBER OF STORIES:**

2

- **Adjacent to Peterson AFB – easy access to north and west gates**
- **Within minutes of Colorado Springs Airport**
- **Visibility along major thoroughfares - at intersection of South Powers and Aero Plaza Drive**
- **Restaurants, hotels, banks and full array of amenities in close proximity**

5,292 RSF

# 1st Floor



AVAILABLE  
SUITE 170  
5,292 RSF



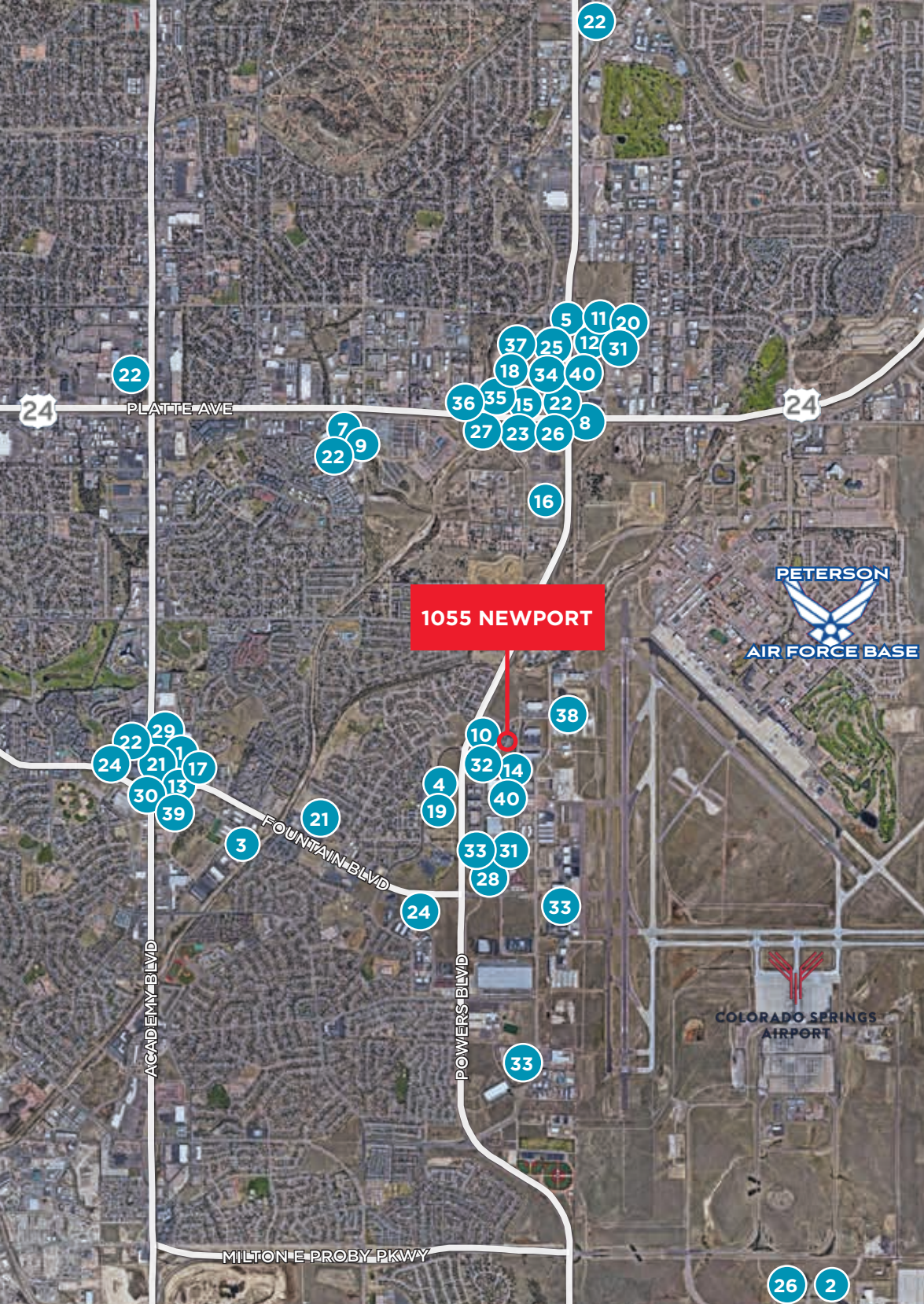
**1055 NEWPORT**  
Class A Office for Lease

**CORPORATE NEIGHBORS**

1. Aegis Technologies
2. The Aerospace Corporation
3. Allied Associates International
4. Analytical Systems Incorporated
5. AT&T Government Solutions
6. Ball Aerospace
7. Boeing Company
8. Booz Allen Hamilton
9. CACI International, Inc.
10. Collins Aerospace
11. COLSA Corporation
12. Cosmic AES
13. Dynetics
14. ENSCO
15. ExoAnalytic Solutions
16. FedEx
17. General Dynamics
18. Integrity Applications Inc. (IAI)
19. Intecon
20. Jacobs Technology Inc.
21. L3Harris
22. Lockheed Martin Corporation
23. MIT
24. The MITRE Corporation
25. MTSI
26. Northrop Grumman
27. Odyssey Systems
28. Quantech Services
29. Quantum Research International
30. Raytheon Company
31. SAIC
32. Serco
33. Sierra Nevada Corporation
34. Sonalysts
35. Summit Technical Solutions
36. System High Corporation
37. Tecolote Research
38. Trine Aerospace
39. US Army Corp Of Engineers
40. UTC Aerospace Systems
41. Vectrus

**DRIVE TIMES**

Peterson AFB	4 minutes
Downtown COS	14 minutes
COS Airport	6 minutes
I-25	11 minutes
NORAD	18 minutes
Fort Carson	13 minutes
Schriever AFB	18 minutes
Air Force Academy	30 minutes
DIA	1.5 hours



**EXCLUSIVE LEASING AGENTS**

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