

1915-1925 AEROTECH DR

Southeast Industrial / Colorado Springs, CO



Colorado Springs
Commercial

Office/Flex For Lease



[COSCOMMERCIAL.COM](https://www.coscommercial.com)

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PROPERTY SIZE

76,000 SF

LEASE RATE

\$12.50/RSF NNN

NNN RATE

\$3.40/RSF (2020 Est.)

Y.O.C.

1985

ZONING

PIP - 2

Colorado Enterprise Zone

AVAILABLE SPACE

1915 AEROTECH DR.:

4,474 RSF

1925 AEROTECH DR.:

- Suite 220: 9,039 RSF Office
- Suite 240: 5,027 RSF
 - 50% Office
 - 50% Warehouse
 - 16' Clear
 - Van High Loading
 - 10' X 10' OHD
- Suite 200: 8,767 RSF Sublease Office
- 22,833 RSF Contiguous Space

FEATURES

New Roof 2017, 10' X 10' Over-Head Door, Existing SCIF 1,500 SF, Located in Defense Contractor Row, Convenient Access to Powers Blvd., I-25, and the COS Airport

TENANTS

Integrated Control Systems
Keystone Achievements
Mitre
S4
Special Kids Special Families



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COMMENTS

- Located in Colorado Springs Defense Contractor Corridor
- Convenient Access to Powers Boulevard Corridor, I-25, and Airport
- Many Nearby Amenities Including: Hotels, Restaurants, Shopping, and Banking
- Colorado Enterprise Zone Economic Incentives Available
- Educated Workforce
- Commercial Zoning
- SCIF, Shell Space, Flexible Use
- Professionally Managed Property
- Ample Parking
- Approximately 2,700 RSF of warehouse available

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME

1 Mile	13,666	\$55,392
3 Miles	93,827	\$53,917
5 Miles	224,118	\$58,278

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