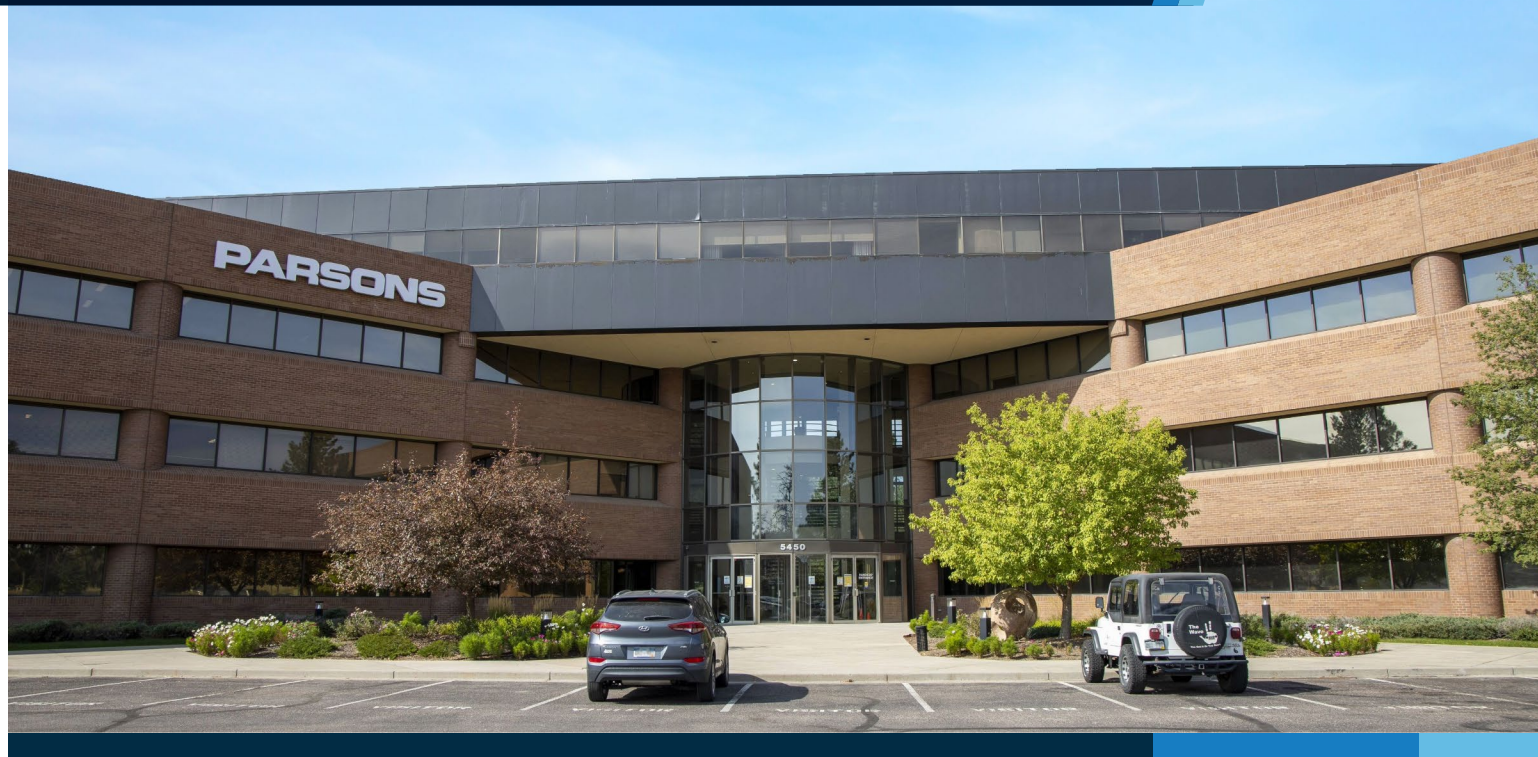


CLASS A OFFICE SPACE FOR LEASE

# Tech Center I

5450 TECH CENTER DR., COLORADO SPRINGS, CO 80919



## Property Description

**TECH CENTER I** is accessed via Rockrimmon Blvd and the I-25 interchange. The primary North-South artery of Colorado Springs, I-25, connects Tech Center I with the Central Business District, the Airport, the Air Force Academy and Denver to the North.

Building features and amenities include:

- High end finishes
- Excellent visibility from I-25
- On-call building engineer and manager
- Prominent building signage
- Central location with accessibility to I-25
- Immediate access to hotels and restaurants

- ★ **17,000 SF former DoD office space with approximately 3,000 SF ICS 705 unaccredited SCIF (Suite 301)**
- ★ **Tech Center I is Highly Visible From I-25**

## Property Summary

<b>BUILDING SIZE:</b>	111,788 RSF
<b>AVAILABLE SPACE:</b>	16,982 - 34,056 SF
<b>LEASE RATE:</b>	Contact Broker
<b>2024 Est. EXPENSES (NNN)</b>	\$9.73 / SF
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	OC-HS
<b>PARKING:</b>	3.5/1,000 RSF



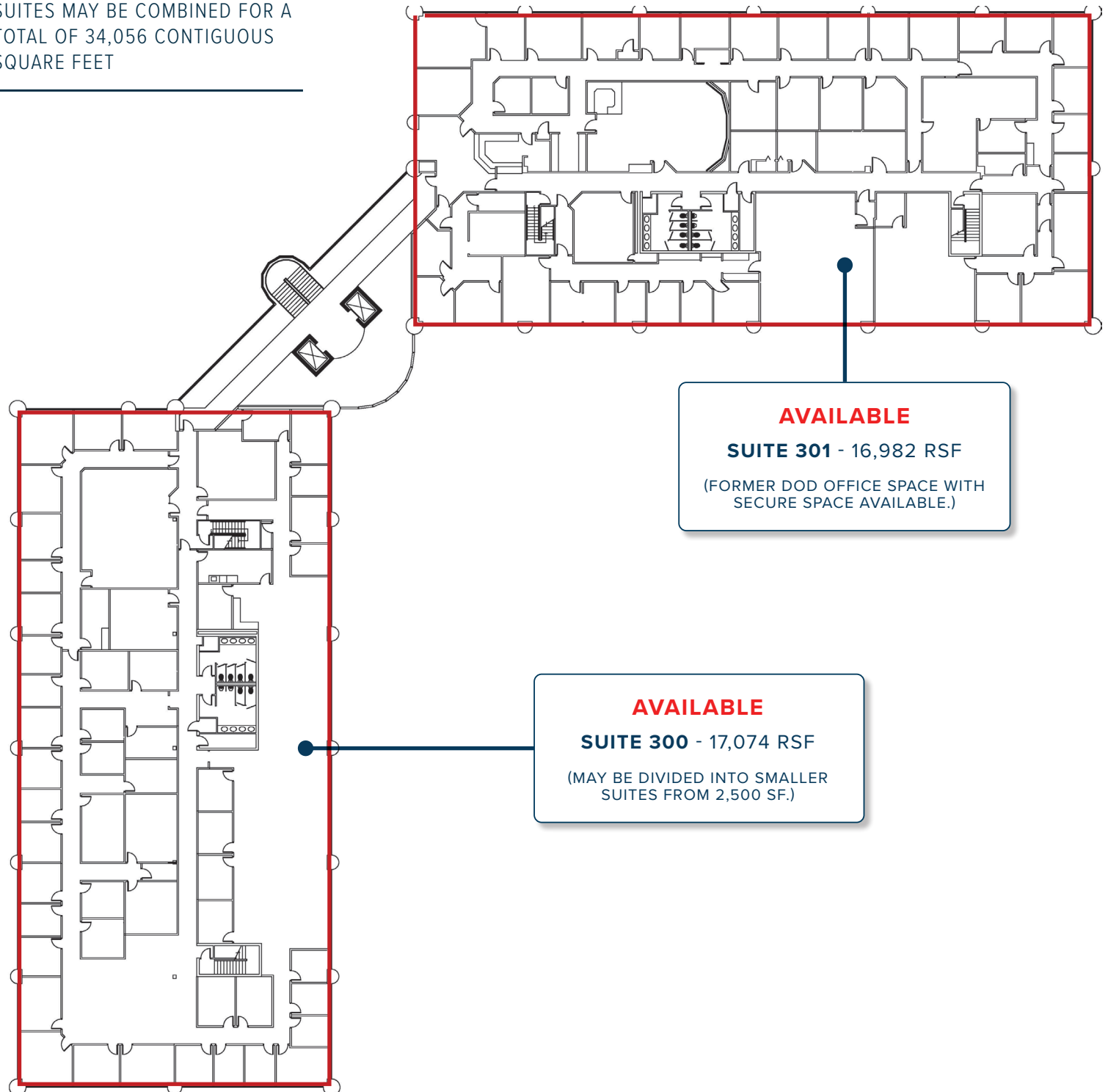
# OLIVE

REAL ESTATE GROUP, INC.

## Site Plans

### THIRD FLOOR

SUITES MAY BE COMBINED FOR A  
TOTAL OF 34,056 CONTIGUOUS  
SQUARE FEET



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 [www.olivereg.com](http://www.olivereg.com)

Olive Real Estate Group, Inc. Copyright 2024. Reproductions are legally prohibited without written consent.

Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.



# CLASS A OFFICE SPACE FOR LEASE Tech Center I

5450 TECH CENTER DR., COLORADO SPRINGS, CO 80919



**MICHAEL P. PALMER, SIOR**  
mpalmer@oliverreg.com  
C: 719-332-0044

**PAUL PALMER**  
ppalmer@oliverreg.com  
C: 719-209-3162



## Aerial Map

