

TURNKEY OFFICE  
FOR SUBLEASE

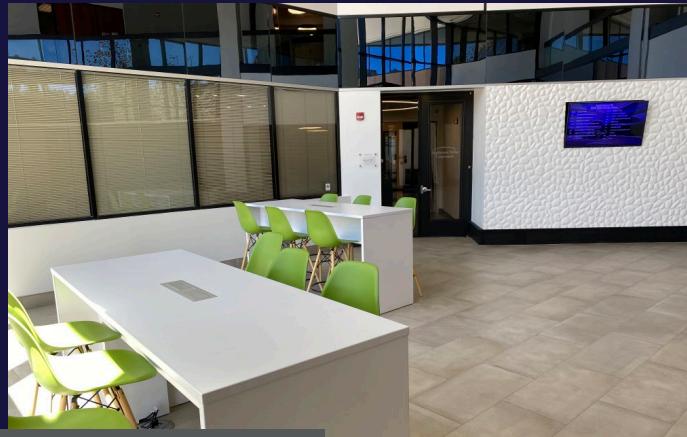


# TECH CENTER VI

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## 1,887 SF PLUG & PLAY OFFICE

5575 Tech Center Dr | Suite 112 | Colorado Springs, CO 80919



STATE-OF-THE-ART  
AMENITIES



- Fully furnished, plug & play office
- First floor access
- Recently renovated common areas
- Central location, and immediate access to hotels and restaurants.
- Easily accessed from I-25



# TECH CENTER VI

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## 5575 TECH CENTER DR

**PREMISES SIZE:**

Suite 112, 1,887 RSF

**SUBLEASE RATE:**

Contact Broker

**EXPENSES:**

\$10.48 per RSF (2024 estimate)

**SUBLEASE TERM:**

Through October 31, 2032

**PARKING RATIO:**

4 spaces per 1,000 RSF



**Fully Furnished Office**



**Fitness Center with Showers & Lockers**

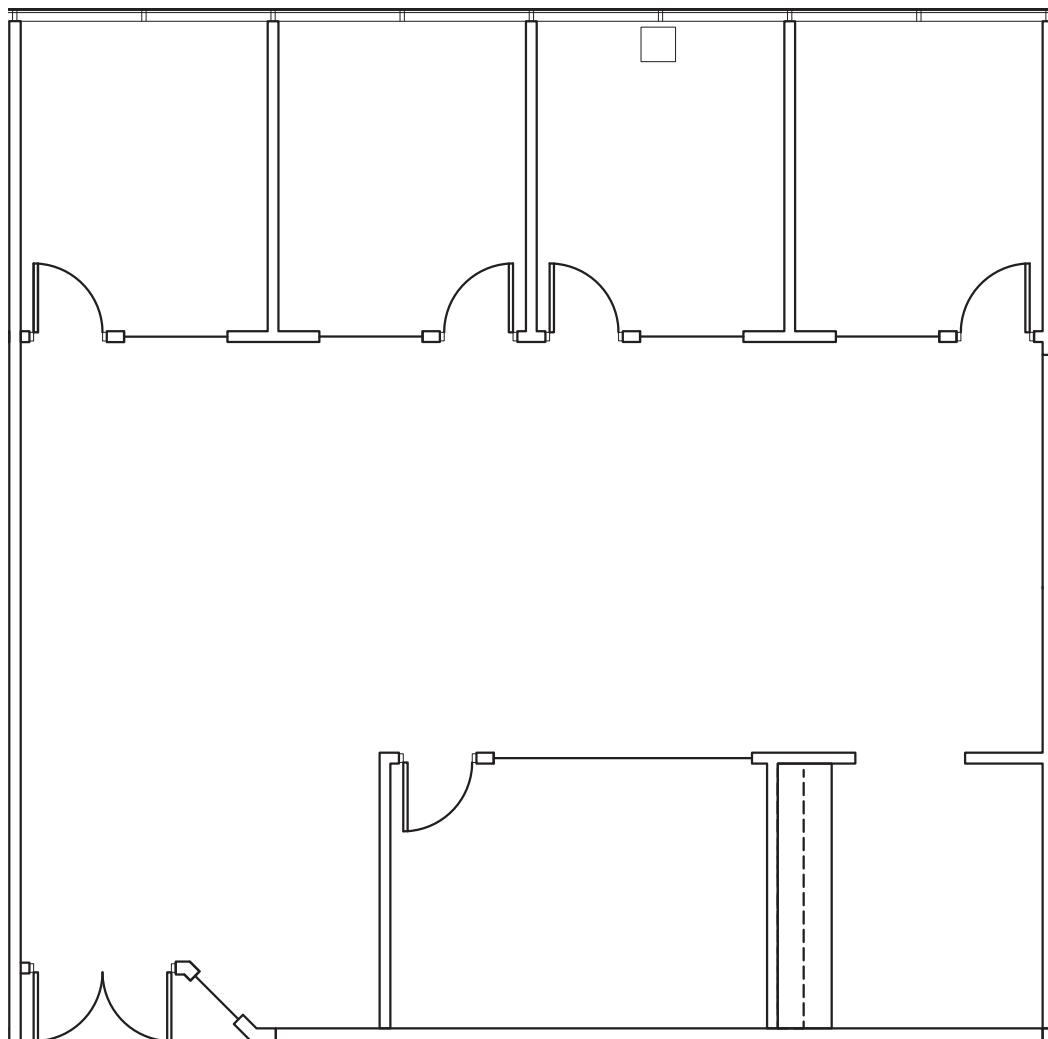


**Excellent Central Location**

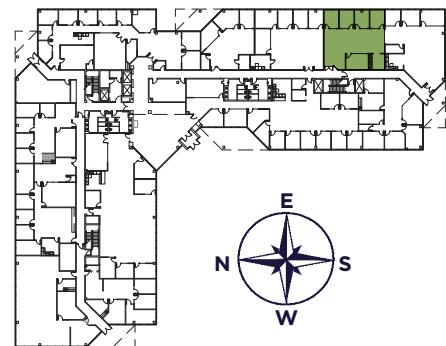


**Lease Term Through 10/31/32**

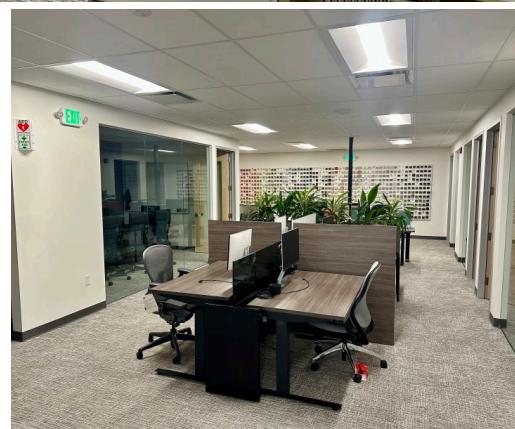
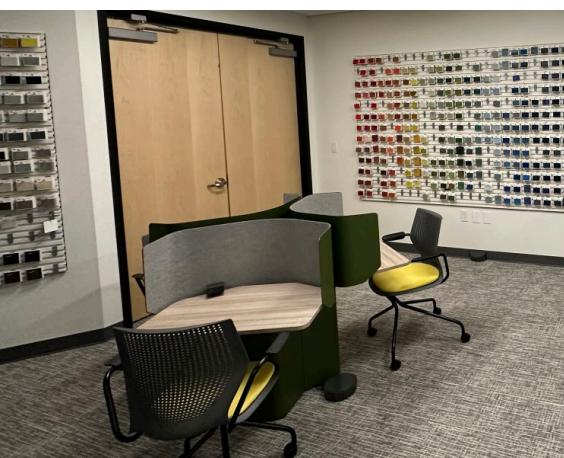
# FLOOR PLAN



## 1,887 SF PLUG & PLAY OFFICE



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.





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### DRIVE TIMES

I-25

5 Minutes

Downtown Colorado Springs  
10 Minutes

Colorado Springs Airport  
25 Minutes

Denver Tech Center  
50 Minutes