

HIGH TECH FACILITY FOR LEASE

# Mountain Vista Business Center

8145 & 8245 N UNION BLVD., COLORADO SPRINGS, CO 80920



**UP TO 10 MW**

## Property Description

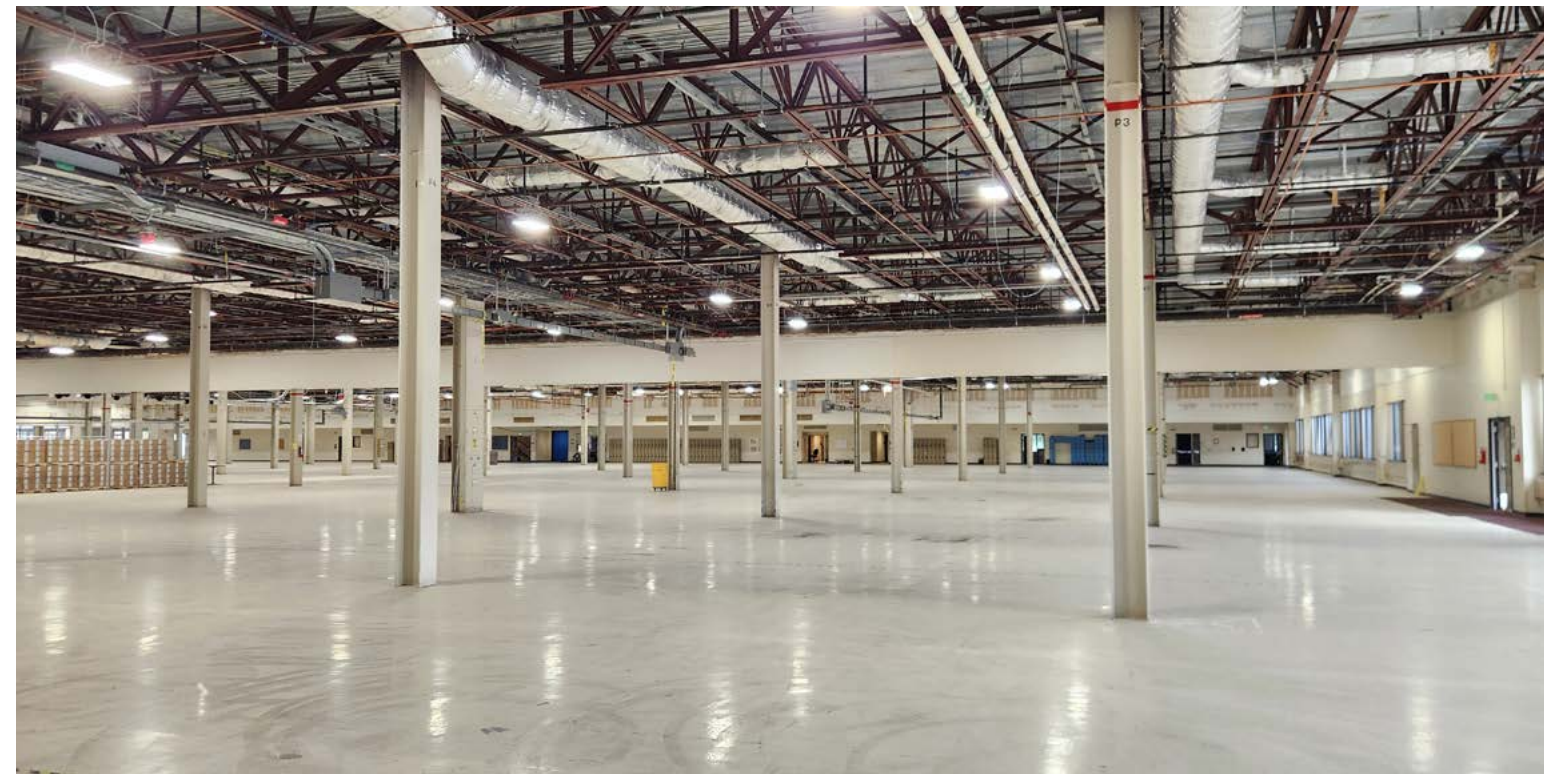
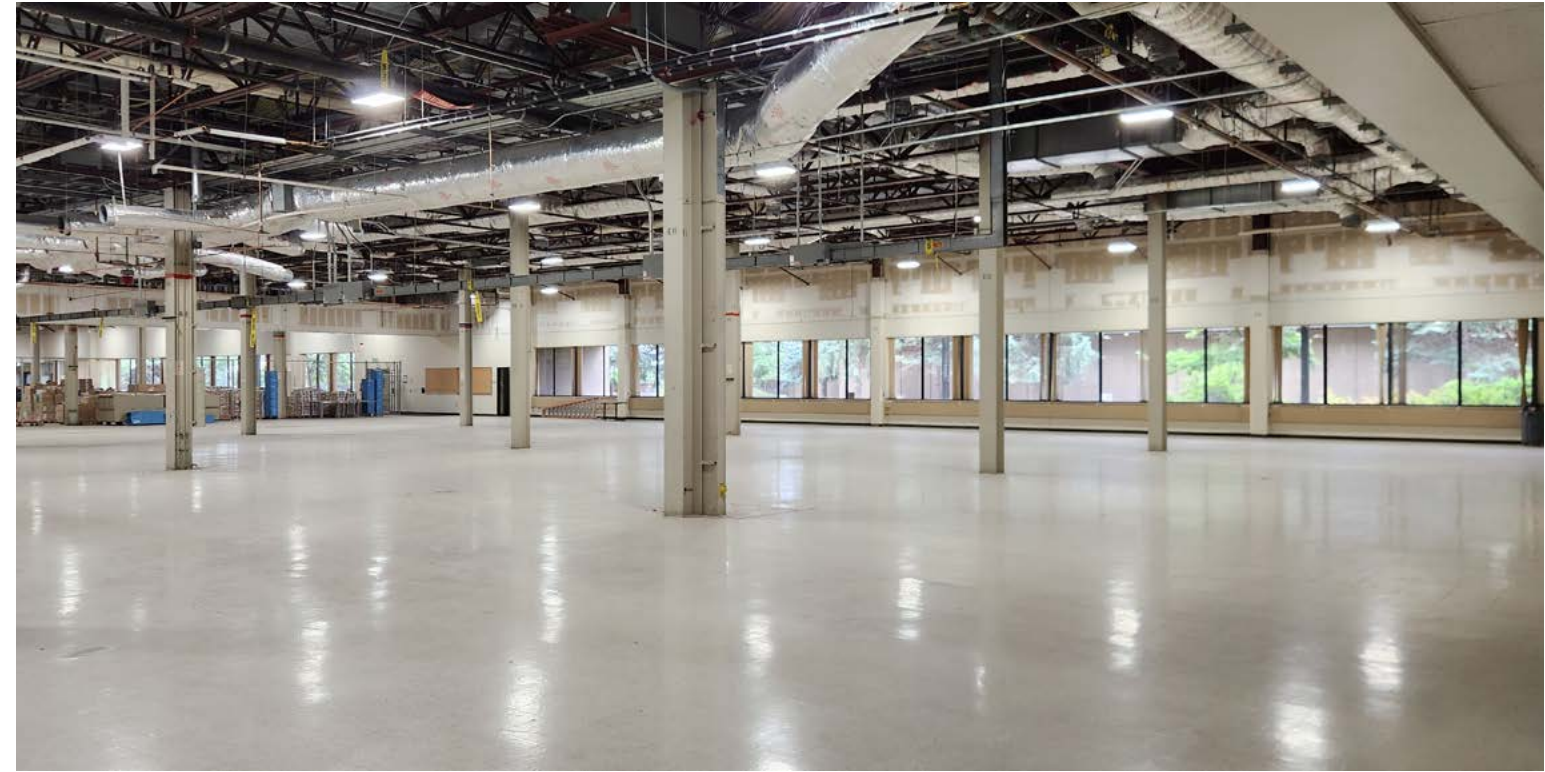
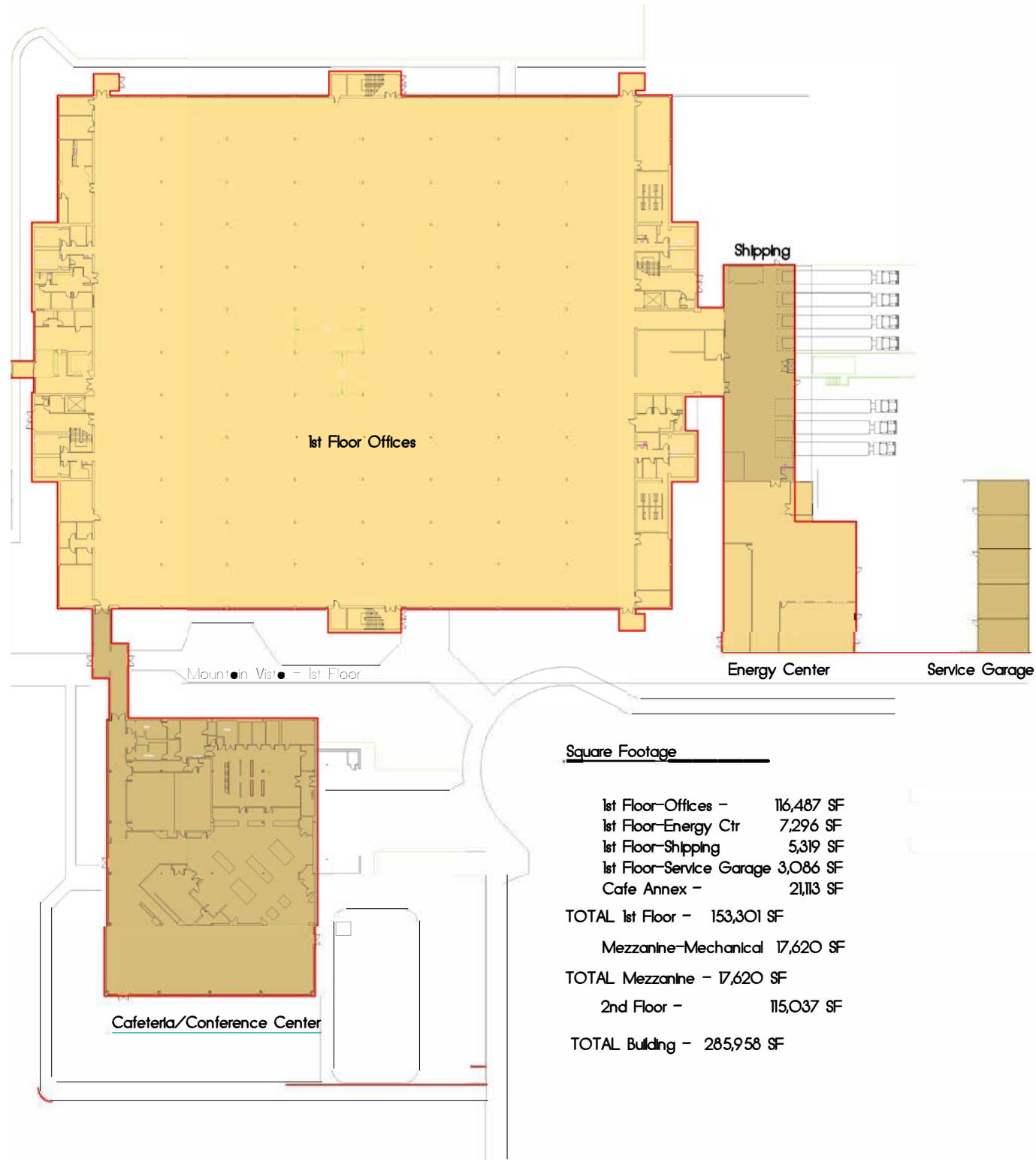
**MOUNTAIN VISTA BUSINESS CENTER**, formerly the Hewlett Packard High Tech Campus, is a high tech office and manufacturing facility with heavy power and water and high ceiling potential on a large expandable site (potential for 439,050 SF of ground floor space with the possibility of 45' clear height).

The center is located in the Pikes Peak Enterprise Zone in northeast Colorado Springs. Aggressive lease rate packages are available.

- Ideal uses include: semi-conductor, solar, hydrogen or renewal manufacturing.
- Conditioned Flex Warehouse / Dock Area.
- Office & Manufacturing Building with high ceiling potential.
- Up to 10 MW Power capabilities.

## Offering Summary

<b>AVAILABLE SPACE FOR LEASE:</b>	250,584 SF
<b>MAIN BUILDING (8145 N UNION):</b>	230,300 SF
<b>ANNEX (8245 N UNION):</b>	20,284 SF
<b>SUPPORT SPACE:</b>	12,790 SF
<b>OFFICE LEASE RATE:</b>	\$6.50 / SF NNN
<b>FLEX/WAREHOUSE LEASE RATE:</b>	\$7.50 / SF NNN
<b>NNN EXPENSES (2024 Est.):</b>	\$3.24 / SF





## Additional Information

<b>SITE SIZE:</b>	33.56 Acres
<b>ZONING:</b>	PIP-1 (30% Lot Coverage)
<b>CLEAR HEIGHT:</b>	12'-18' dropped, 18'-21.6' girders, capable of achieving 36' to 40' clear height
<b>PARKING:</b>	1050 surface spaces (5/1,000)
<b>DOORS:</b>	Four (4) dock-high & four (4) drive-in doors in loading dock area
<b>UTILITIES:</b>	<p>Currently have 4 MW available expandable to 10 MW – 34.5 kB electric underground in adjacent street North Union Blvd</p> <ul style="list-style-type: none"> <li>• Main 12" water line</li> <li>• Wastewater 12"</li> <li>• 4" gas line (24,300,000 BTUH)</li> <li>• Boilers 11" water column</li> </ul>
<b>INCENTIVES:</b>	<ul style="list-style-type: none"> <li>• Significant City &amp; State Incentive Package Available</li> <li>• Located in the Pikes Peak Enterprise Zone</li> </ul>

