

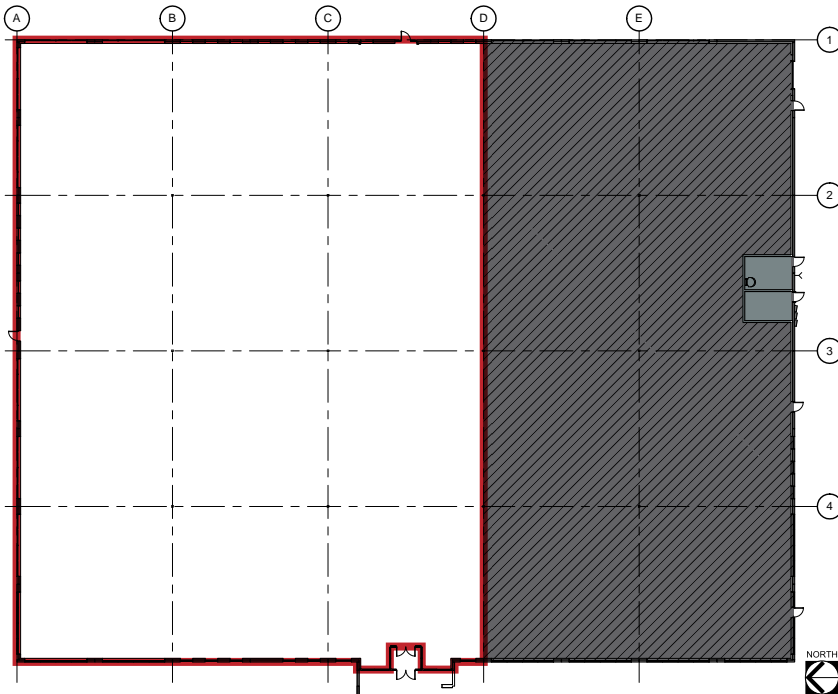


4 Single Story Office Building Campus  
Located in the heart of Peak Innovation Park.



## SUITE 150

29,972 RSF



**3930 Tech View**  
Parking at 4.6 / 1,000 SF

**Rents**  
Starting at \$25.00 NNN

**Estimated Expenses**  
\$7.00/SF

**Tenant Improvement Allowance**  
Starting at \$45/SF

### Building Specs:

- **Flooring** – 6" reinforced slab on grade
- **HVAC** – Building System/VAV designed to provide one ton per 400 SF
- **Electrical** – 1200 A, 480/277V, 3PH, 4W main panel – providing 13w/SF for tenant load (additional power available for lab/server requirements)
- **Sprinkler** – Fully automatic wet fire sprinkler system

Full Base Building specifications available upon request.

### Details:

- High efficiency in full floor and multi-tenant configurations
- Building Signage
- Secure Ready Sites with Dedicated Entry
- Proximate to multi-modal transportation, Colorado Springs Airport, and Interstate 25 via Milton E. Proby Parkway.
- 38.4 percent of the population holds a bachelors degree or higher, providing access to a highly motivated and educated workforce
- Numerous hotels, restaurants, and retail amenities are within minutes of the property.
- Extensive incentive programs, including the Colorado Springs Region Opportunity Zone, Pikes Peak Enterprise Zone, and Commercial Aeronautical Zone (CAZ). Additional information on incentives can be found at [Click here](#)

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