

PRIME OFFICE | FLEX | INDUSTRIAL SPACE **FOR LEASE**

Town & Country Technology Campus | 4040 – 4190 East Bijou Street, Colorado Springs, CO 80916



Flexible Solutions For Defense, Aerospace, Engineering & Technology Tenants

PROPERTY **HIGHLIGHTS**

- Office & warehouse/flex spaces, from 5,000 SF, move-in ready & customizable
- New spec suite & flexible lease terms available
- Minutes from Peterson & Schriever Space Force Bases
- Potential government incentives within Enterprise Zone & HUBZone
- 100% climate controlled
- Secure, gated campus with excess land & parking
- Grade level & dock-high doors
- 480V, 3-Phase power available
- Abundant parking with the ability to expand parking
- Significant property upgrades in process
- Asking Lease Rate \$10.50–\$12.50 PSF, NNN plus NNN expenses of \$3.25 PSF (2025 estimate)



SOCO Commercial Real Estate, LLC
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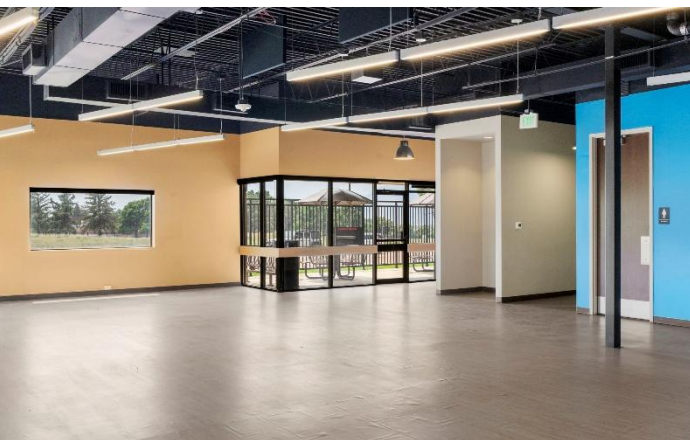
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CLICK FOR MORE PHOTOS  <https://soco.aryeo.com/sites/4060-e-bijou-st-colorado-springs-co-80909-18051222/branded>

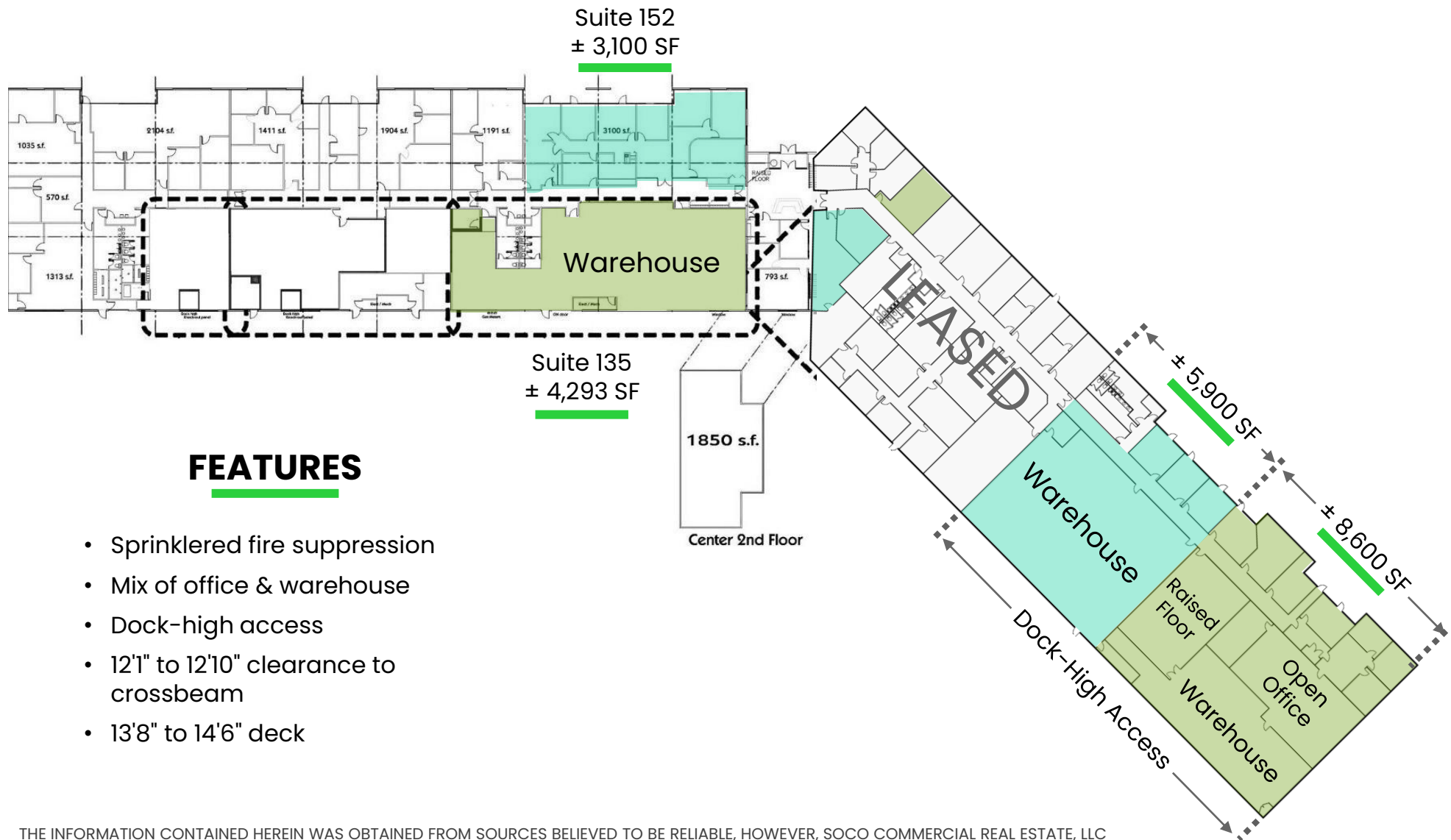
PROPERTY SPECIFICATIONS

AVAILABLE SPACE	±3,100 – ±60,264 SF
BASE LEASE RATE	\$10.50 – \$12.50 PSF, NNN
NNN EXPENSES	\$3.25 PSF (2025 est.)
ZONING	MX-L P AO



Flexible Suite Sizes | Office And Warehouse Configurations Available

4040 East Bijou St
 $\pm 3,100$ – $\pm 14,500$ SF Available



FEATURES

- Sprinklered fire suppression
- Mix of office & warehouse
- Dock-high access
- 12'1" to 12'10" clearance to crossbeam
- 13'8" to 14'6" deck

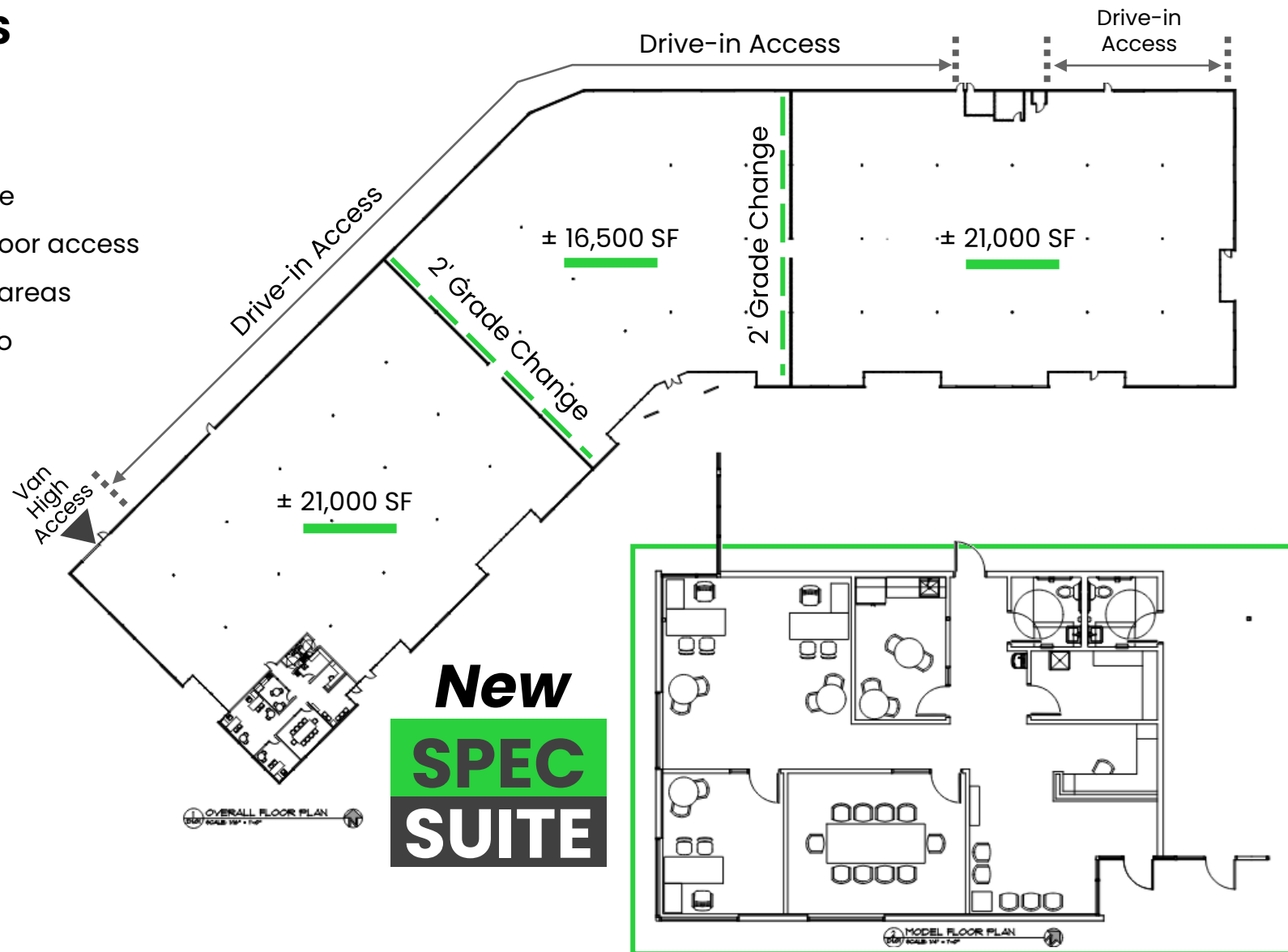
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Move-in Ready | Customizable

4060 East Bijou St
±10,000 – ±60,264 SF Available

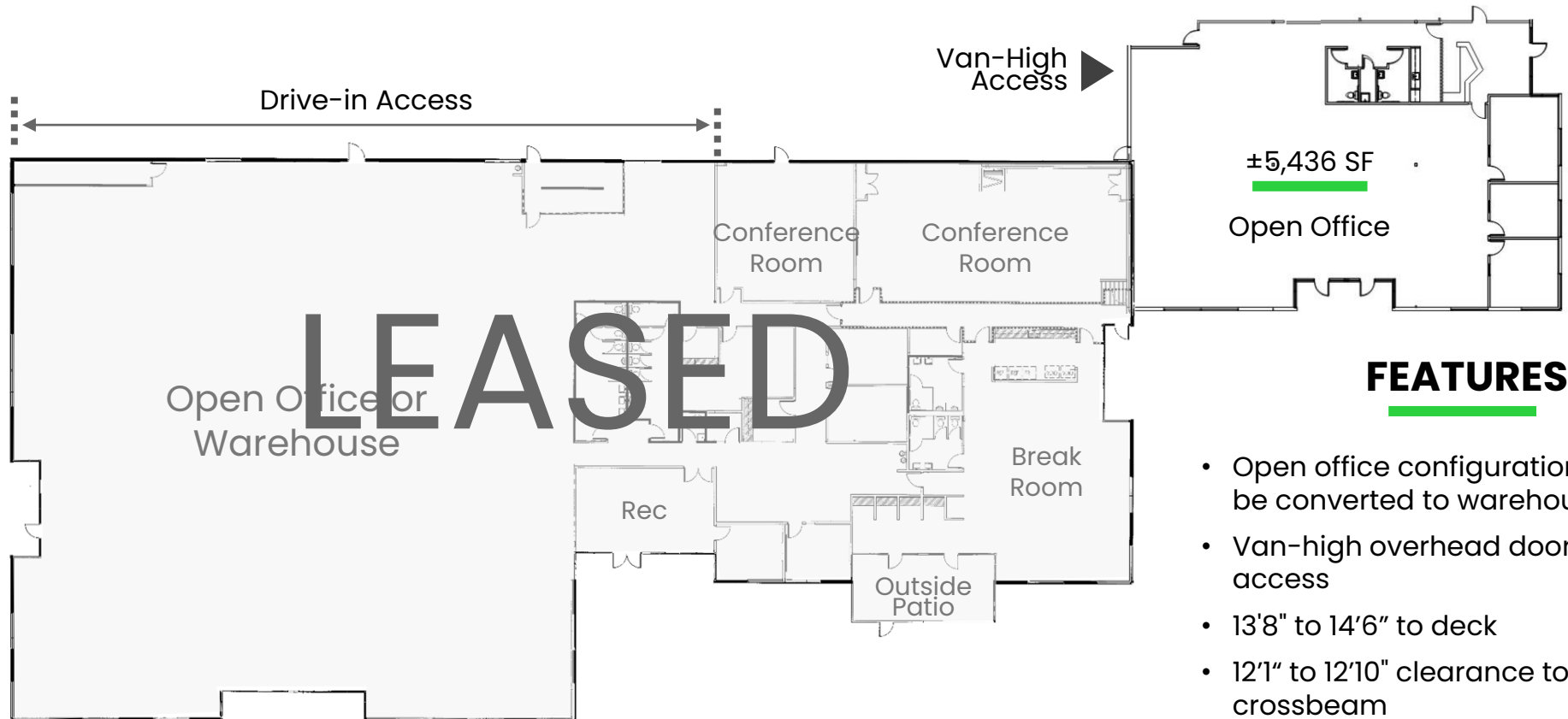
FEATURES

- Brand new spec suite
- 600 Amp, 480V, 3-Phase Power Available
- Grade level overhead door access
- Large open warehouse areas
- 12'1" to 12'10" clearance to crossbeam
- 13'8" to 14'6" to deck



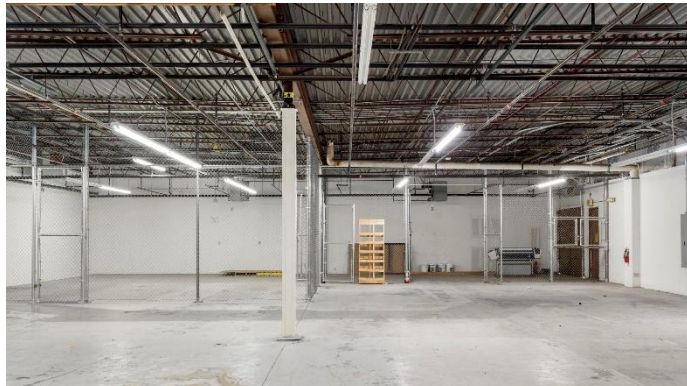
Heavy Power | Flexible Zoning

4160 East Bijou St
±5,436 SF Available

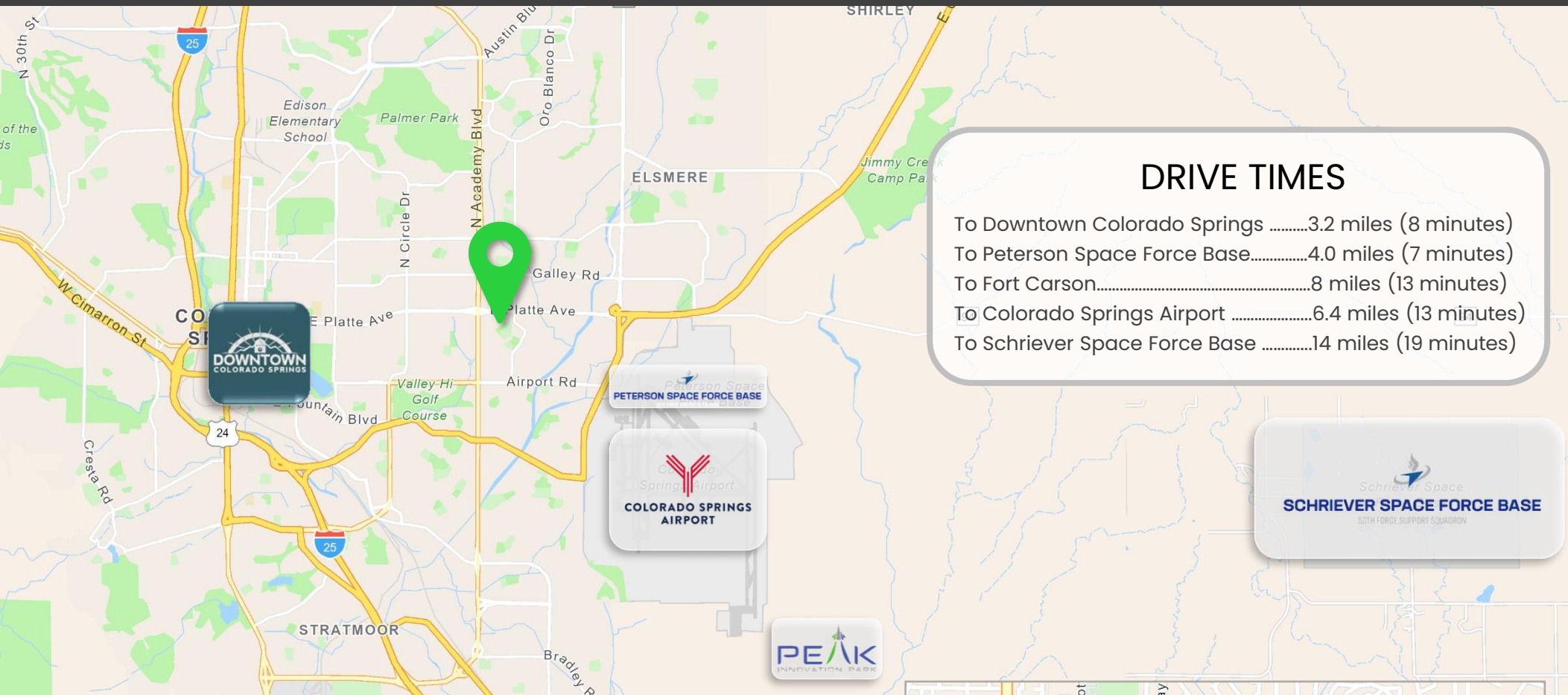


FEATURES

- Open office configuration can be converted to warehouse
- Van-high overhead door access
- 13'8" to 14'6" to deck
- 12'1" to 12'10" clearance to crossbeam



Benefit from Proximity to Peterson & Schriever Space Force Bases



Aerial Map



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