

TECH CENTER I

5450 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919

FULL FLOORS AVAILABLE
34,000± RSF



OFFICE FOR LEASE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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PROPERTY HIGHLIGHTS

Building Size:	111,788 RSF
Available Space:	Suite 101: 16,763 RSF Suite 200: 17,225 RSF Suite 201: 17,184 RSF 2nd Floor: 34,409 RSF Suite 300: 17,074 RSF (divisible) Suite 301: 16,982 RSF 3rd Floor: 34,056 RSF
Total Available:	85,228 RSF
Lease Rate:	Contact Broker
Operating Expenses:	\$10.17 per RSF (2026 est.)
Parking Ratio:	3.5/1,000 RSF

Tech Center I is a 4-story, 111,788-square-foot professional office property with excellent freeway access to I-25. This centrally located, highly prominent, & well maintained building is in close proximity to Downtown, Colorado Springs Airport, & Air Force Academy.

- **Upcoming lobby renovations**
- On-call building engineer & manager
- Incredible mountain and city views
- Excellent visibility from I-25
- Conveniently located to shopping, hotels, restaurants, & hiking trails

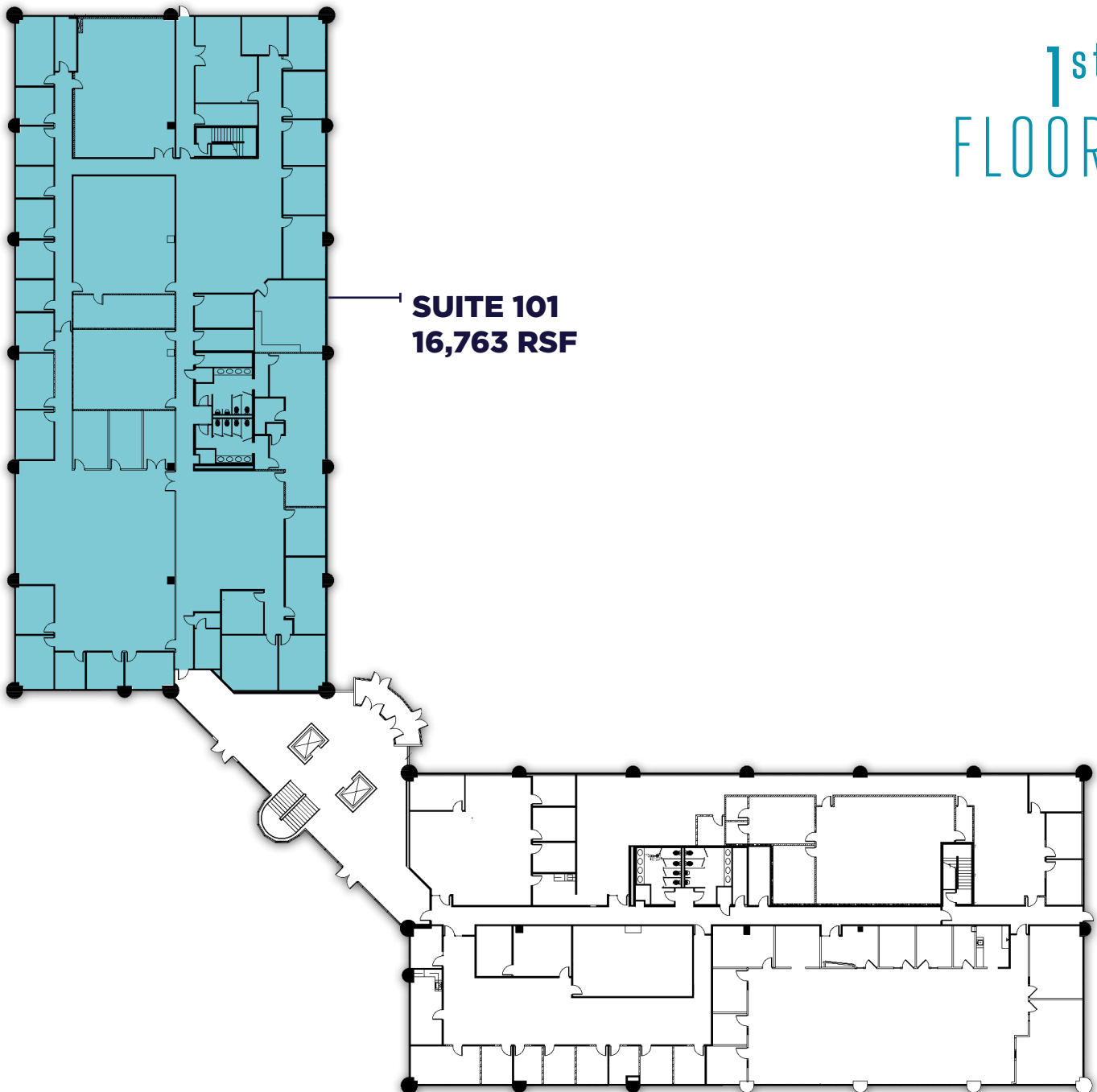


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FLOOR PLANS

1st
FLOOR



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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FLOOR PLANS

2nd FLOOR

FULL FLOOR AVAILABLE
34,409 RSF

SUITE 201
17,184 RSF

SUITE 200
17,225 RSF

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FLOOR PLANS

3rd FLOOR

FULL FLOOR AVAILABLE
34,056 RSF

SUITE 301
16,982 RSF

Former DOD office space
with secure space available

SUITE 300
17,074 RSF

Can be divided into smaller
suites from 2,500 RSF



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