

**FOR LEASE**

**OFFICE BUILDING**

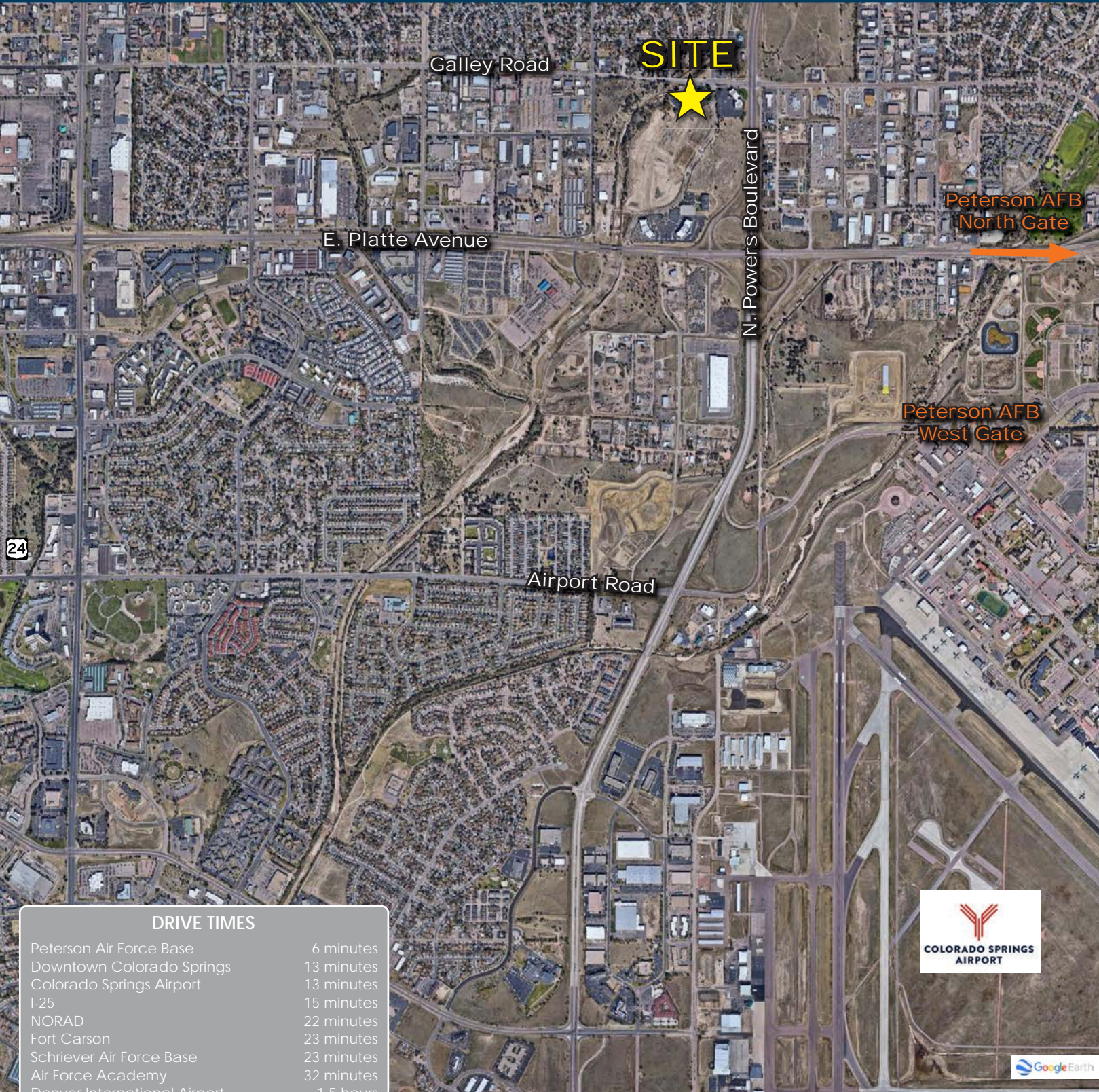
980 TECHNOLOGY COURT, COLORADO SPRINGS, CO 80915



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**OWNERSHIP GROUP: GovCon RE1, LLC, a TECHWISE-affiliated entity**

*TechWise is a registered woman-owned, defense contractor with past performance in leasing property.*



**PROPERTY INFORMATION**

- Building Size:** 33,190 RSF
- Available Space:** 33,190 RSF
- Lease Rate:** \$17.00+ per RSF NNN
- Expenses:** \$7.25 per RSF (2020 est.)
- Utilities:** Directly metered
- Parking:** 3.8/1,000 RSF plus on street
- Number of Stories:** 1
- Year Built:** 1995

**BUILDING FEATURES**

- Great building identity at Powers Blvd. & Galley Rd.
- Adjacent to Peterson AFB - easy access to north and west gates
- Within ten minutes of Colorado Springs Airports
- Ideal single-tenant building
- Restaurants, hotels, banks and full array of amenities in close proximity
- Showers

DRIVE TIMES	
Peterson Air Force Base	6 minutes
Downtown Colorado Springs	13 minutes
Colorado Springs Airport	13 minutes
I-25	15 minutes
NORAD	22 minutes
Fort Carson	23 minutes
Schriever Air Force Base	23 minutes
Air Force Academy	32 minutes
Denver International Airport	1.5 hours



**Jim DiBiase**  
jimd@olivereg.com

**Ingrid Richter**  
ingridrichter@olivereg.com

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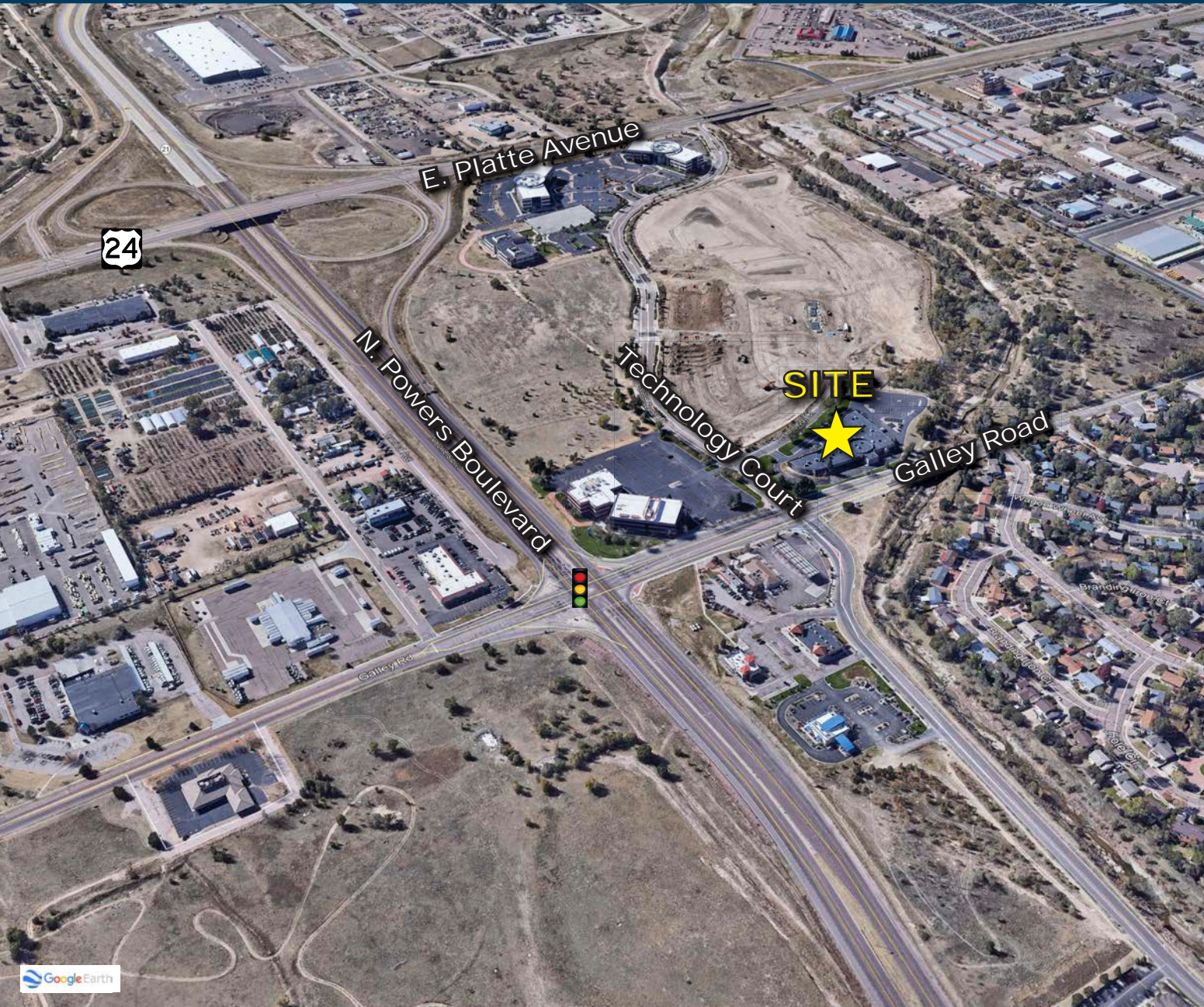
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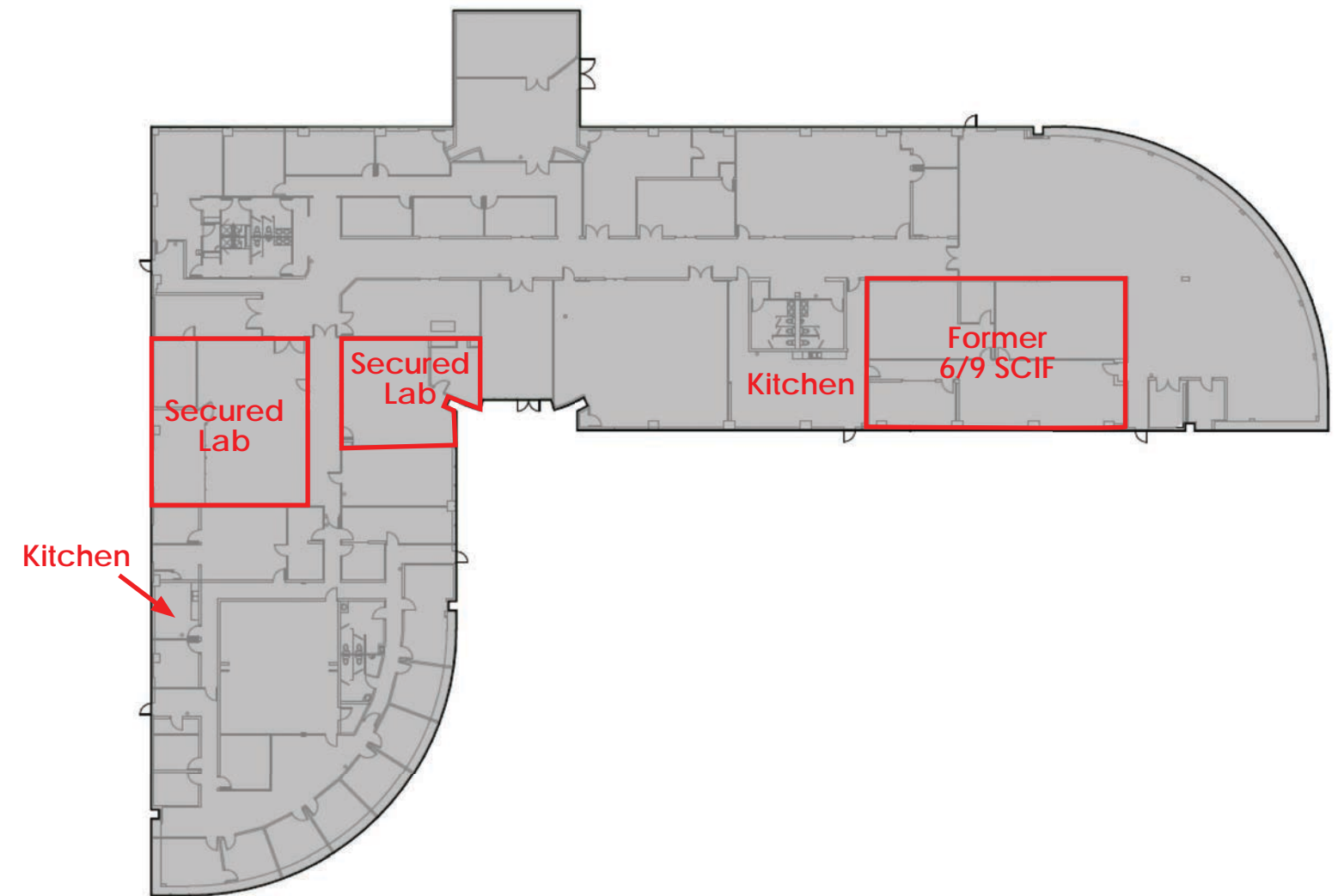
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## FLOOR PLAN



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Jim DiBiase  
jimd@olivereg.com

Ingrid Richter  
ingridrichter@olivereg.com

102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903 • t. 719.598.3000 f. 719.578.0089 www.olivereg.com