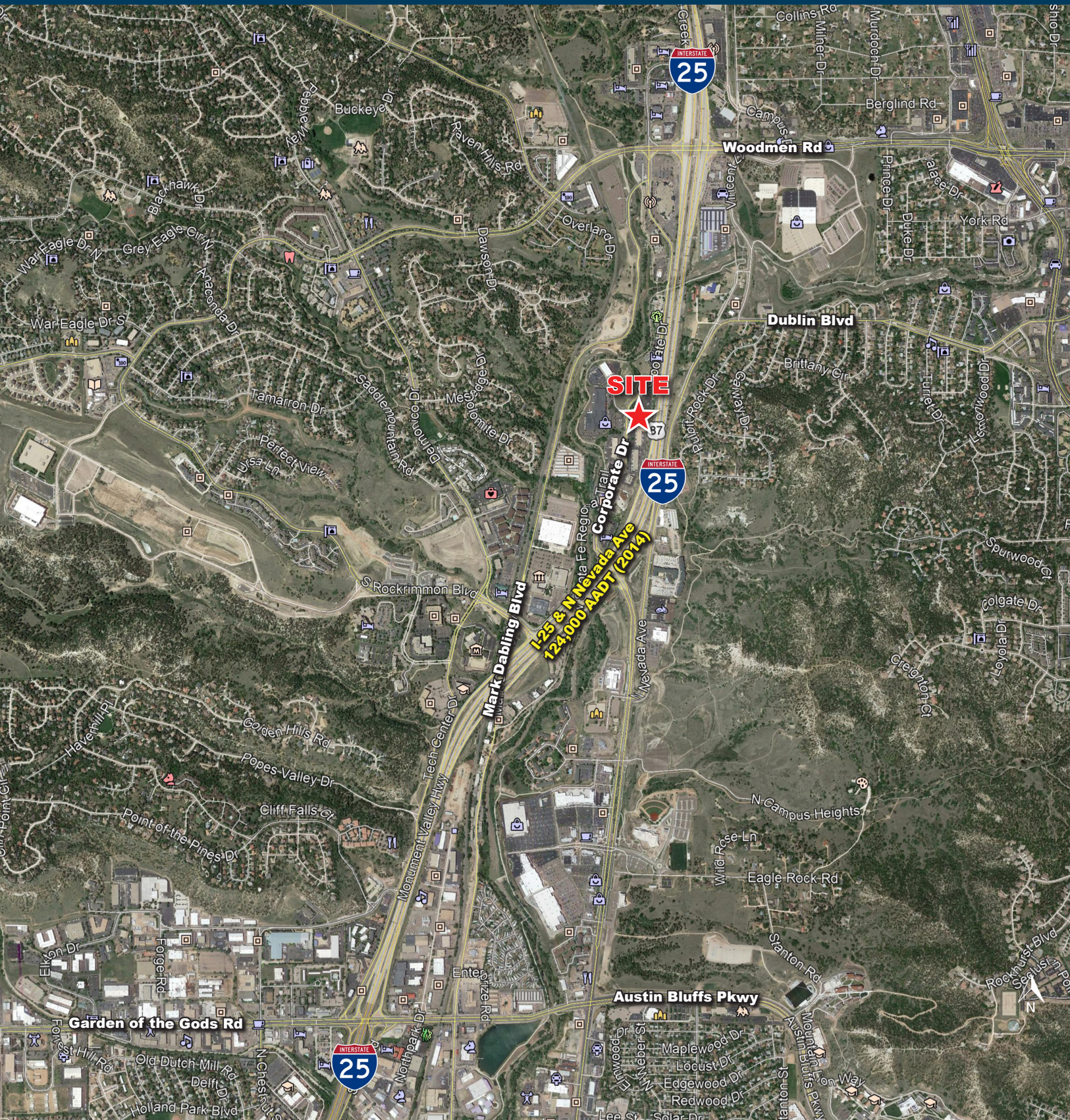


**FOR LEASE**



OLIVE  
REAL ESTATE  
GROUP, INC.

**FOR LEASE**  
**OFFICE SPACE AVAILABLE**

6385 CORPORATE DRIVE, COLORADO SPRINGS, CO 80919



**PROPERTY INFORMATION**

**Available Space:** 5,000 SF - 35,000 SF  
Full floor plate available - Approx. 22,000 SF  
**Building Size:** 65,814 SF  
**Land Area:** 3.83 Acres  
**Traffic:** I-25 & N. Nevada Ave-124,000 AADT (2014)  
**Parking:** 227 surface spaces, ratio 3.45/1,000 SF  
**R/U Factor:** 1.12  
**Year Built:** 1999  
**Zoning:** PIP-1 (Planned Industrial Park)  
**Construction:** Steel frame, high-performance glass  
**Price:** \$15.00 - \$16.00/SF  
**NNN's:** \$8.43/SF

**COMMENTS**

- Building signage available
- One of Colorado Springs' newest office buildings along north I-25 corridor
- First class building located in the heart of Corporate Business Park
- Frontage and visibility along I-25

**Demographics**

|                          | 1 Mile    | 3 Mile   | 5 Mile   |
|--------------------------|-----------|----------|----------|
| <b>Population</b>        |           |          |          |
| 2019 Est. Population     | 6,782     | 74,812   | 200,577  |
| <b>Households</b>        |           |          |          |
| 2019 Est. HHs            | 3,010     | 31,623   | 82,471   |
| 2019 Est. Avg. HH Income | \$105,473 | \$94,345 | \$95,246 |
|                          | 5 Min     | 10 Min   | 15 Min   |
| <b>Drive Times</b>       |           |          |          |
| 2019 Est. Population     | 5,283     | 100,107  | 299,355  |
| 2019 Est. HHs            | 2,576     | 43,438   | 126,439  |
| 2019 Est. Avg HH Income  | \$98,691  | \$89,223 | \$90,433 |

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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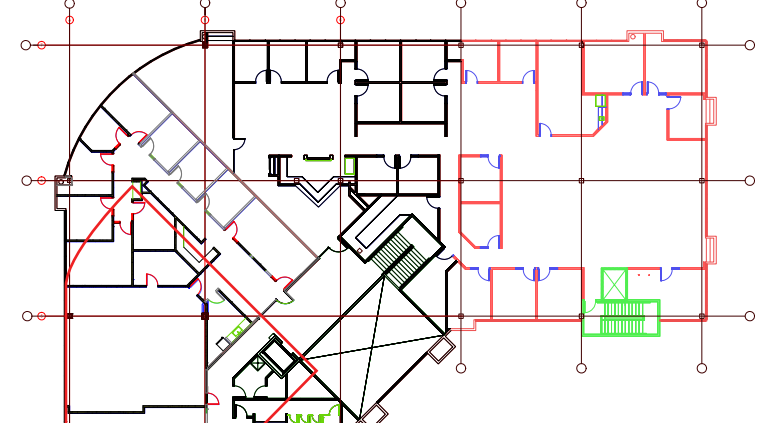
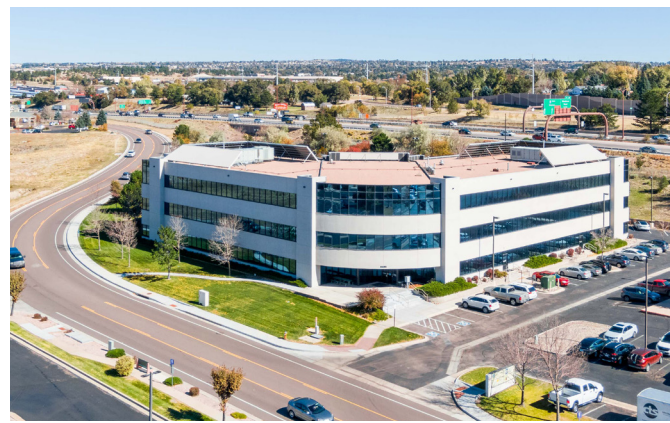
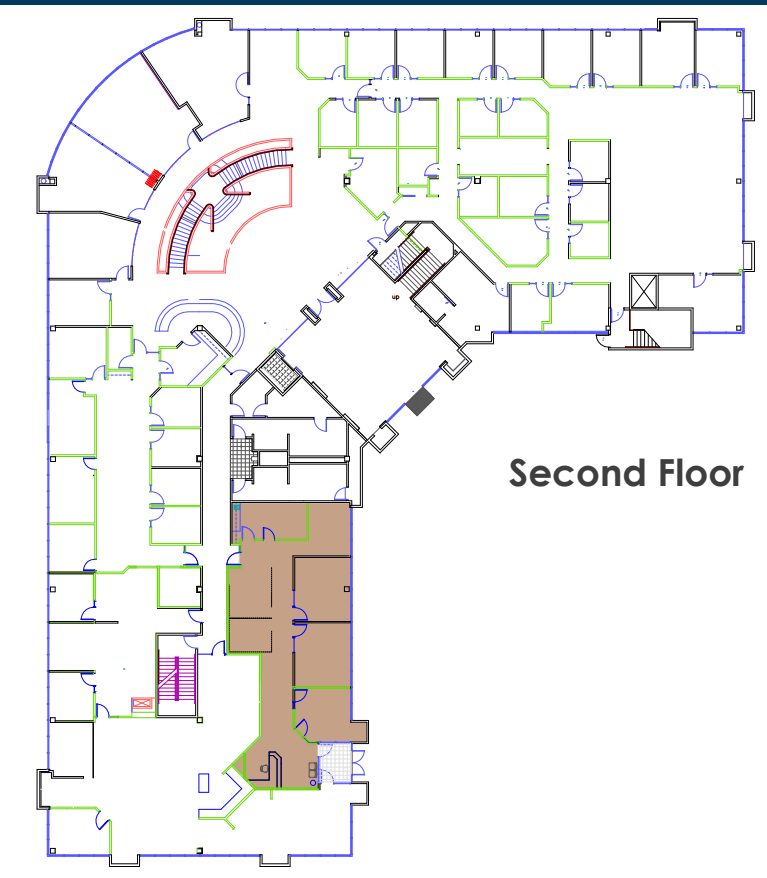
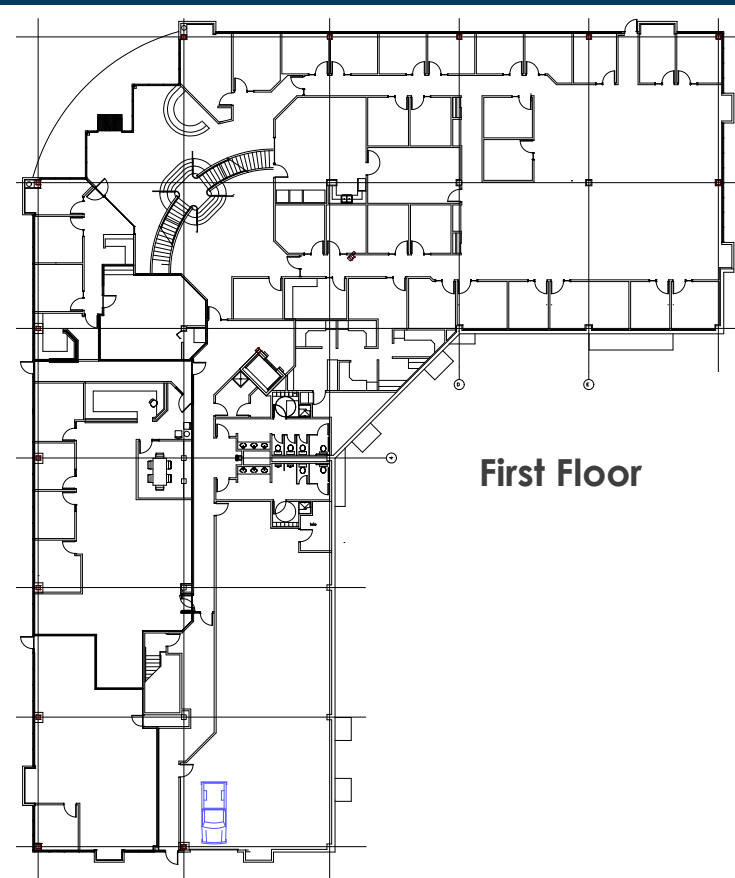
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