

GARDEN OF THE GODS CORRIDOR LOCATION



- Class "A" Business Park
- Located on N. 30th Street, just north of Garden of the Gods Road with easy access to I-25
- Corporate neighbors include Federal Express, Agilent Technologies, El Paso County Government Offices, Space Foundation, Affiliated Computer Services, Premiere Global Services and Entegris



PROPERTY INFORMATION	
PROJECT SIZE	71,200 SF (3 single story buildings)
AVAILABLE SPACE	See back floor plan for available options
LEASE RATE	See rates on back
LEASE TYPE	NNN = \$3.56/SF
SITE SIZE	4.68 Acres
ZONING	PIP 2 (Planned Industrial Park)
YEAR BUILT	1983
CEILING HEIGHT	14'
PARKING	3.7 / 1,000 SF
ELECTRIC	3 Phase

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CW BUSINESS PARK



BUILDING	SUITE	SQFT	LEASE RATE	COMMENTS
5017	100	8,100	\$7.75 NNN Year 1	Dock and Van High Doors Flexible Office/Industrial

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