



Pikes Peak

5475 Mark Dabling Blvd., Colorado Springs, CO 80918



BUILDING INFORMATION

Building Size	84,888 RSF
Building Availability	22,893 RSF
Available Space	
Suite 301	8,842 RSF
Suite 340	2,250 RSF
Suite 351	11,801 RSF

Lease Rate	Starting at \$15.50/RSF, NNN
Expenses	\$7.25 PSF (estimate 2019)
RU Factor	1.1545
Parking	3.5 / 1,000 RSF
Tenant Improvements	Negotiable
Year Built	1985

BUILDING FEATURES & AMENITIES

- Adjacent to Monument Creek and open space
- Multiple Fiber internet services available
- Magnificent views of Pikes Peak & Pulpit rock
- Exceptional I-25 presence & visibility
- Iconic building design
- Monument & Building signage availability
- 24-hour on-site fitness facility, with full service men's and women's locker rooms with showers.
- 62 executive covered parking spaces
- Quick occupancy on suites in good condition
- Ideally located near retail, restaurants, hotels & hospitals
- Computer controlled HVAC system
- Patio area and building barbeque grill for tenant's
- Security system along with secure keying and electronic access points
- Day porter services 5 days a week, coverage 6am-11pm

THIRD FLOOR

Suite 351
11,801 RSF

Suite 340
2,250 RSF

Suite 320
3,217 RSF

Suite 300
3,250 RSF

Suite 301
8,842 RSF

Property: **Pikes Peak**

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For leasing information, please call or email Tammy Thorvilson
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