



1615 Garden of the Gods Road, Colorado Springs, CO, 80907

KEY FEATURES

\$0.04 per kwh

Up to 90 MW Capacity

Affordable Warehouse Space

639,298 gross SF total on 4 levels

Access to Garden of the Gods Road & I-25

Additional Buildings for Sale or Lease on Site

THE POWER CENTER

Intel Corporation completed "The Power Center" in 2000 and spent over \$4 billion making this an engineering marvel. In it's day, this building had everything; power, connectivity, telecommunications, floor loading, ceiling heights and location. Offered significantly below replacement cost, \$35 million, The Power Center can meet a multitude of market requirements.

**Spaces available
from 20,000 SF**

www.quantumcommercial.com
101 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
719.590.1717 Main
719.634.0404 Fax

MICHAEL P. PALMER, SIOR
Senior Broker, Office & Investment
719.228.3626 Direct
719.332.0044 Mobile
mpalmer@quantumcommercial.com

ADDITIONAL INFORMATION

- For Sale \$35 Million.
- For Lease: Starting at \$10.00 PRSF, NNN.
- Doors: 4 Dock Doors.
- Zoning: PIP 1, City of Colorado Springs.
- Up to 90 MW Capacity, 91% Load Factor.
- Ceiling Heights: 20'8" to 45'8" clear, 69'10" clear also possible.
- Year Built: FAB 23 shell built by Rockwell in 1996, completed by Intel in 2000.

Flexible Uses Include

- Data Center
- Mission Critical Opportunity
- Warehouse
- Light Manufacturing
- Cryptocurrency
- Office Building
- Grow Facility



Quantum
Commercial Group

The Power Center Aerial View

1585, 1595, 1615 Garden of the Gods Road



INDEX

FAB Building	639,228 SF
ME Building	12,839 SF
Building 3 (CUB)	50,873 SF
Tent Structure	17,000 SF
FAB Site Area	21.96 Acres
Craft Parking Lot Area	8.92 Acres



Data Center Space - Freespan



Warehouse Space 20'8" Clear

www.quantumcommercial.com

101 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
719.590.1717 Main
719.634.0404 Fax



MICHAEL P. PALMER, SIOR

Senior Broker, Office & Investment
719.228.3626 Direct
719.332.0044 Mobile
mpalmer@quantumcommercial.com