

FOR SALE OR LEASE



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

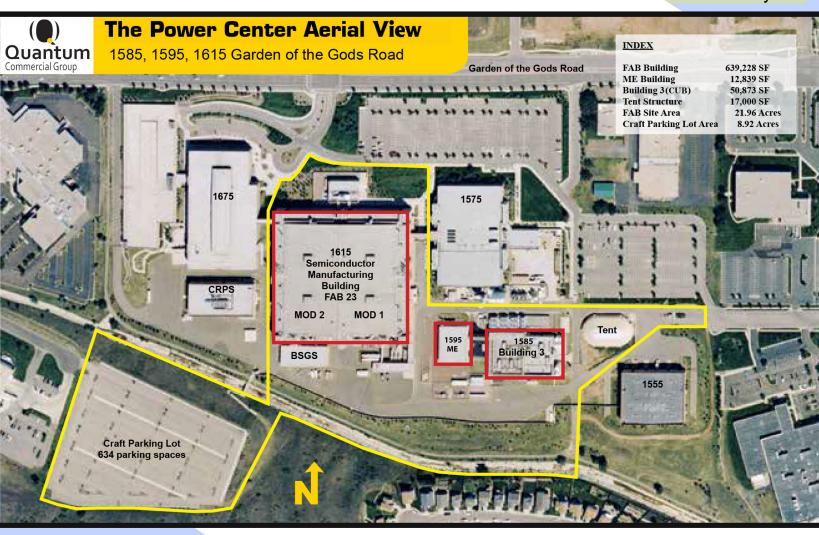
Senior Broker, Office & Investment 719.228.3626 Direct 719.332.0044 Mobile mpalmer@quantumcommercial.com

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





Data Center Space - Freespan



Warehouse Space 20'8" Clear

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