

FOR LEASE

2005 Aeroplaza Drive, Colorado Springs, CO 80916



Top Floor



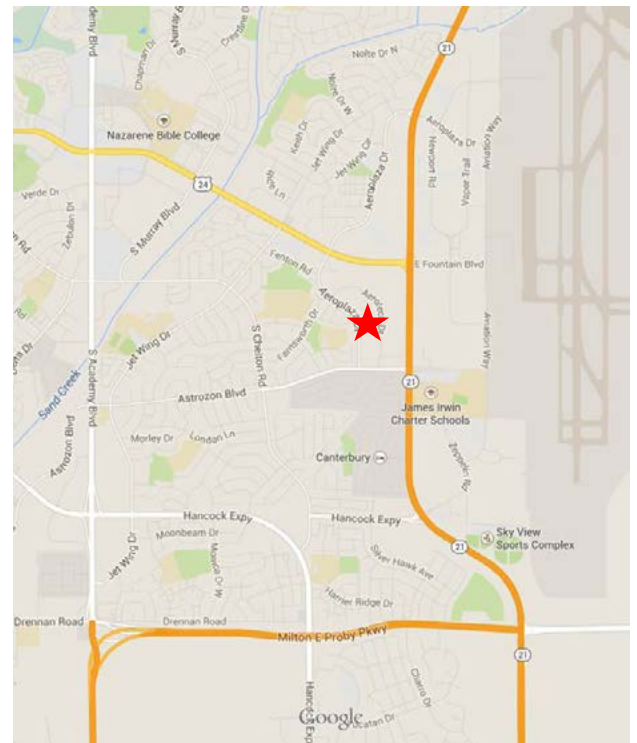
Lease Rate Reduced!

PROPERTY

Building:	Two-story 14,637 SF
Site:	42,365 SF
Zoning:	PIP-2/CR AO (Planned Industrial Park-Airport Overlay)
Location:	Just off the southwest corner of Powers and Fountain
Year Built:	2009
Space Available:	6,800 SF
Asking Rate:	\$12.00 PSF, NNN \$14.00 PSF, NNN

HIGHLIGHTS

- State of the art secure facility
- New construction (Built in 2009)
- Back-up generator & SCIF in place
- Workout room and climbing wall with shower within premises
- Drive-in door (12' x 14') and storage area with high ceilings
- Gated parking lot (east side of property)
- Close to Colorado Springs Airport, Hwy 24 and Powers
- Modern interior design
- High ceiling throughout building
- Large open spaces/offices
- Originally built for DOD



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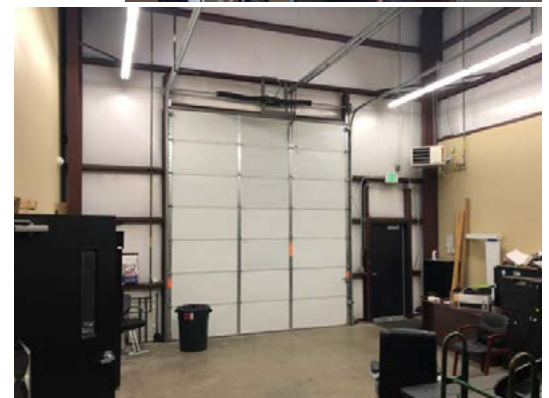
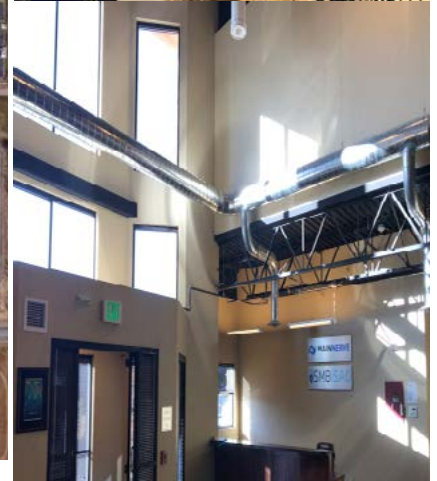
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Floor Plan - Top Floor

