

AERO TECH R&D

1915-1925 AEROTECH DR COLORADO SPRINGS, CO 80916

OFFICE/FLEX FOR LEASE

SOUTHEAST MARKET



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



Positioned in the heart of Colorado Springs' established southeast submarket, Aero Tech R&D offers a highly functional office/flex environment designed to support a wide range of users—from defense contractors to technology, engineering, and professional services firms. Located within the city's recognized defense contractor corridor, the property is surrounded by a strong ecosystem of aerospace and government-affiliated users, creating a strategic advantage for tenants seeking proximity to key industry partners and an educated workforce.

The campus-style setting provides a professional and inviting environment, featuring beautifully landscaped common areas, abundant natural light, and Pikes Peak views. The available ±4,664 RSF suite is thoughtfully built out with hardwall offices, a large conference/training room, break room, and in-suite restrooms—offering a turnkey solution for teams that value both functionality and comfort.

Connectivity is a major highlight, with immediate access to Powers Boulevard, I-25, and the Colorado Springs Airport, allowing for efficient regional and national travel. The surrounding area offers a full range of amenities including hotels, restaurants, retail, and banking, supporting both employees and visiting clients.

With its combination of strategic location, established tenant base, and flexible office/flex configuration, Aero Tech R&D presents a compelling leasing opportunity in one of Colorado Springs' most active and infrastructure-rich employment corridors.



BUILDING SIZE
76,000 SF



YEAR BUILT
1985



ZONING
BP/CR AO
COLORADO ENTERPRISE ZONE



AVAILABLE SPACE
3,115-8,976 SF



LEASE RATE
\$16.00 PER SF NNN



EXPENSES
\$5.75/SF
(2026 EST.)

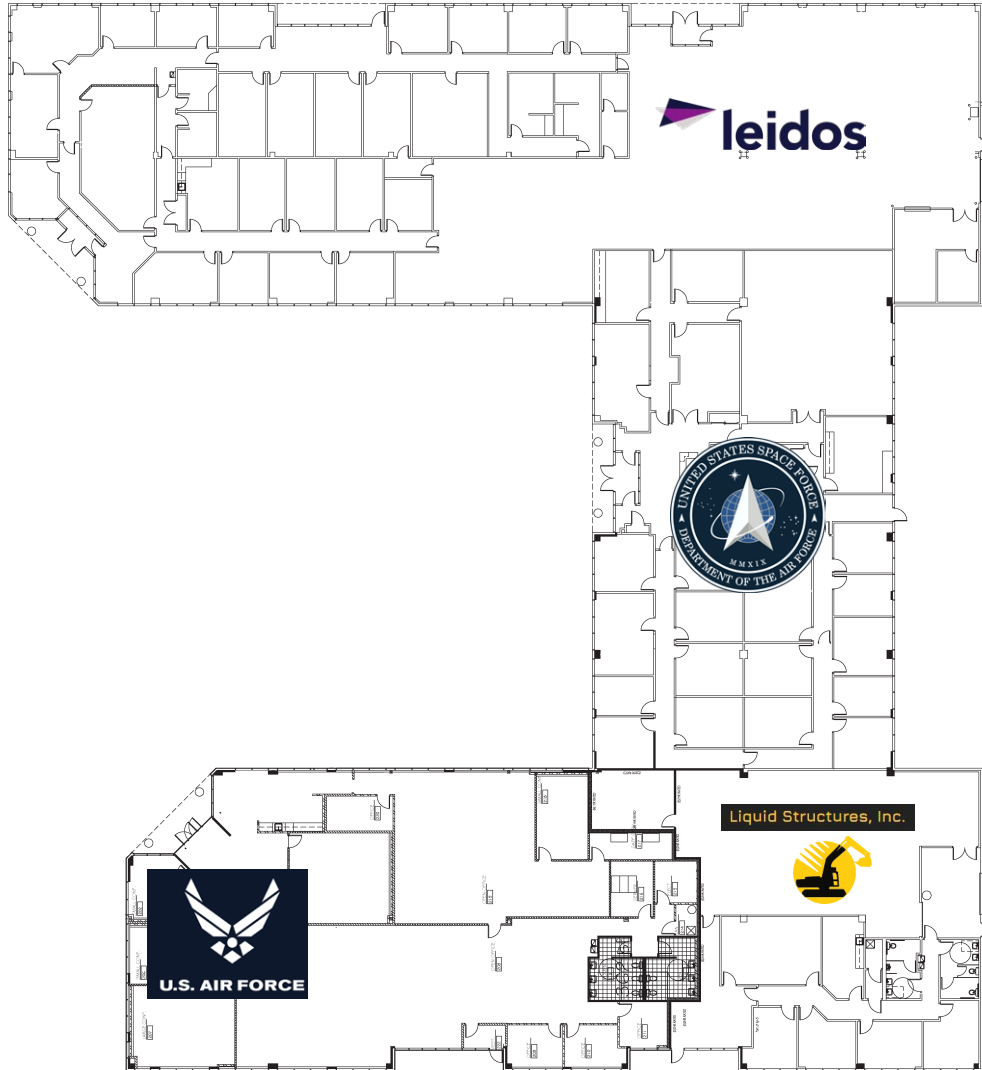


FLOORPLANS

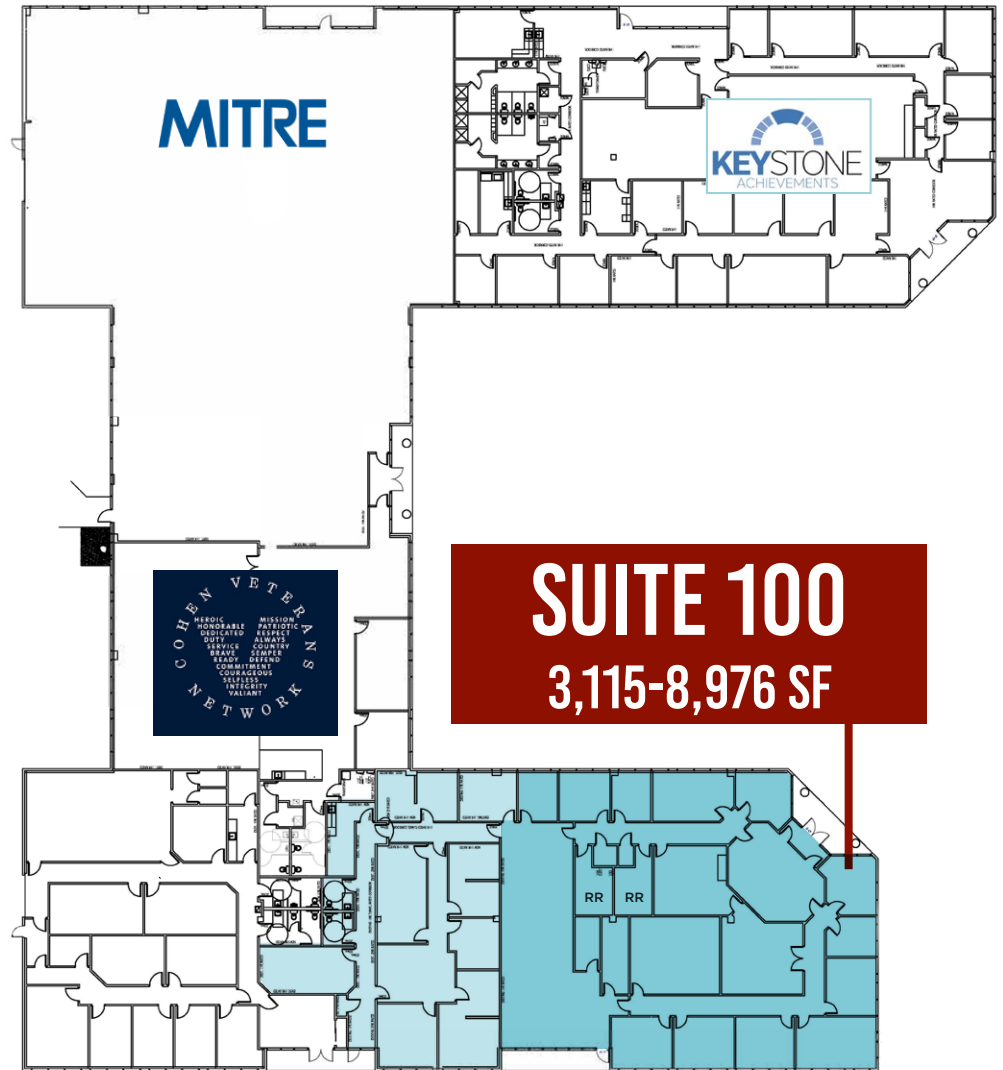
FEATURES

NEW ROOF 2017, LOTS OF WINDOWS, VIEWS AND BEAUTIFULLY LANDSCAPED COMMON AREAS.
LOCATED IN DEFENSE CONTRACTOR ROW, CONVENIENT ACCESS TO POWERS BLVD., I-25, AND THE COS AIRPORT.

1925 AEROTECH DR

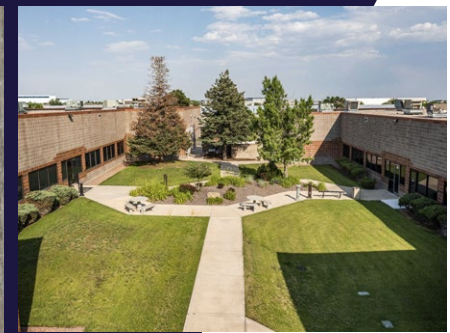


1915 AEROTECH DR



100A: 3,115 SF

100B: 5,861 SF



NEIGHBORHOOD DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION	48,157	210,593	542,055
AVG. HOUSEHOLD INCOME	\$77,014	\$83,975	\$101,380

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