

FOR LEASE

1720 Jet Stream Drive

Suite 200 · Colorado Springs, CO 80921

CREEKSIDE OFFICE PARK · SECOND FLOOR · BUILT OUT & MOVE-IN READY



THRIVETM

INVESTMENT PARTNERS

Investing in the future through people



7,891 RSF

AVAILABLE

2,812 RSF

SMALLEST SUITE

24

PRIVATE OFFICES BUILT

\$22.00 / SF

NNN BASE RENT

Immediate

OCCUPANCY



ANNKELLY CAMERON

719.233.2318

annkelly@thrivecommercialpartners.com



LOGAN HARRISON

719.314.6833

logan@thrivecommercialpartners.com

THRIVE COMMERCIAL PARTNERS
310 S 14TH STREET · COLORADO SPRINGS, CO 80904

Built Out. Move-In Ready. Divisible.

1720 JET STREAM DR · SUITE 200
UP TO 7,891 RSF

Suite 200 is an **already built-out second floor** — private offices, conference room, kitchen and restrooms are all in place. A tenant is not waiting on permits, demolition or framing. **Up to 7,891 rentable SF is available** (6,496 usable) — the entire floor apart from the Gameday Men's Health clinic in the northwest quadrant — and it demises into two suites.

OPTION 1 · SINGLE TENANT

7,891 RSF

6,496 usable · the full available balance of the floor
A finished office, day one.

Twenty-four private offices, a dedicated conference room, a ~690 SF open collaboration area, a kitchen and breakroom, two congregating islands with new countertops, reception, and the floor's men's and women's restrooms. Built for a professional, medical, engineering or government-contract user that wants a finished office at scale, without a construction schedule in front of it.

OPTION 2 · TWO TENANTS

2,812 + 5,079 RSF

Two separately demised suites
Northeast suite + south wing.

The northeast suite —six private offices plus a ~690 SF open area, 2,812 RSF — separates cleanly off the east corridor and stair, with its own entry. The south wing takes the balance at 5,079 RSF: eighteen private offices, the conference room and the kitchen. Two front doors, shared corridor and restrooms. Either block can be taken on its own.



CORNER OFFICE · DUAL EXPOSURE



~690 SF OPEN COLLABORATION AREA



KITCHEN & BREAKROOM



CONGREGATING ISLAND

ALREADY BUILT & INCLUDED

- 24 private offices — most with exterior windows
- Dedicated conference room
- ~690 SF open collaboration / training area
- Kitchen & breakroom
- Two congregating islands, new countertops (SW & SE)
- Reception
- Men's & women's restrooms — remodel Sept 2026
- Elevator plus two stairwells
- Ample free surface parking, unreserved
- Paint and carpet within the last three years
- High-speed wired & wireless internet ready
- Water & electric included in CAM · Zoning BP

TERMS

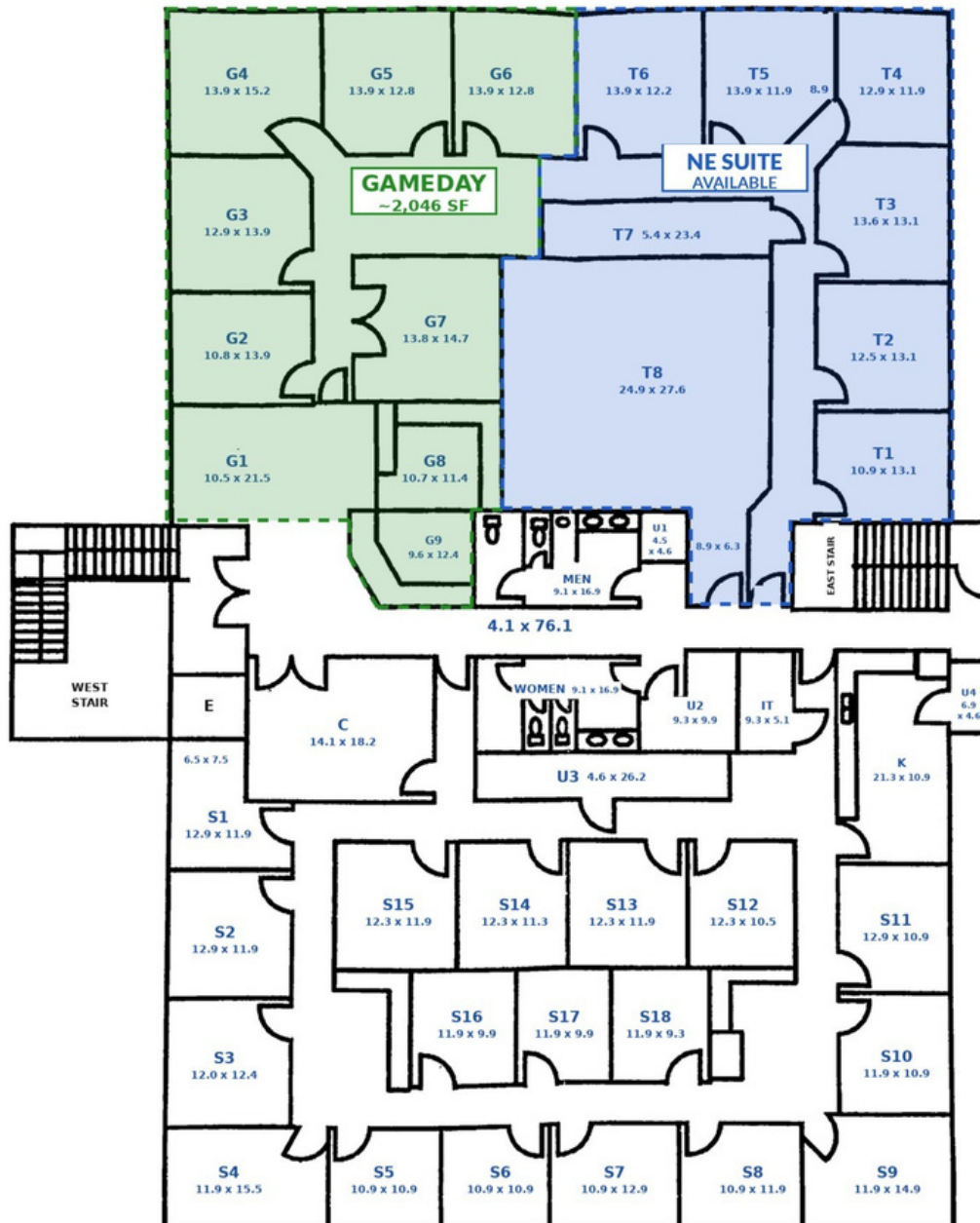
Base rate	\$22.00 / SF NNN
NNN (2026 est.)	\$12.56 / RSF 7,891
Available	RSF
Demises into	2,812 + 5,079
Occupancy	Immediate
Parking	Free & unreserved

Built out. Move-in ready. Available now.

Ideal for law firms · financial advisory & wealth management · defense & aerospace contractors · engineering · medical & behavioral health · title & insurance · accounting · regional HQ or satellite office

Floor Plan & Demising Options

SECOND FLOOR · SUITE 200
10,376 RSF TOTAL FLOOR



LEGEND

- ☐ **South Wing — AVAILABLE**
S1–S18 offices, conference room (C), kitchen (K). 4,181 USF / 5,079 RSF.
- ☒ **Northeast Suite — AVAILABLE**
T1–T8, including a ~690 SF open area. 2,315 USF / 2,812 RSF. Demises off the east corridor and stair.
- ☒ **Northwest — LEASED**
Gameday Men's Health clinic, owner-affiliated. 2,046 USF / 2,485 RSF.

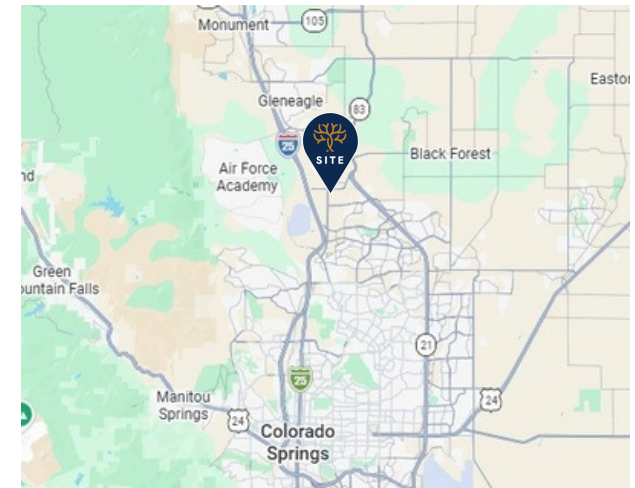
BUILDING FACTS

Total second floor	10,376 RSF
Available now	7,891 RSF
Usable (available)	6,496 USF
Load factor	1.2147
Private offices	24
Base rate	\$22.00 / SF
NNN (2026 est.)	\$12.56 / RSF
Zoning	BP
Occupancy	Immediate

Water and electric are included in the CAM — no separate utility billing.

InterQuest / Briargate — North Colorado Springs

1.05 MILES TO I-25
VOYAGER PKWY · 20,006 VPD



DISTANCE FROM THE SITE

I-25 · InterQuest interchange	1.05 mi
Scheels · InterQuest	≈1 mi
Marketplace Ford Amphitheater	≈1 mi
Great Wolf Lodge & hotels	≈1.5 mi
U.S. Air Force Academy	≈3 mi
Downtown Colorado Springs	≈11 mi
Colorado Springs Airport	≈20 mi
Denver	≈55 mi

THE TRADE AREA, BY THE NUMBERS

\$135,000

Median household income
15-minute drive time

82%

White-collar workforce
within 3 miles

35.5%

Households
earning \$150,000+

34,007

Households within a
15-minute drive

Third-party trade-area data (Buxton Scout, 2024–2025 estimates). North Colorado Springs' InterQuest / Briargate corridor is the metro's highest- growth office and retail submarket — an affluent, professional, and still-expanding employment base with the region's newest retail, dining, hotel and entertainment inventory a minute away.

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