



Federal Building

1520 E. Willamette, Colorado Springs, CO 80909

Gene Paleno

Steve Zipp

9120 Woodman Ave, Arleta, CA 91331

hayomyom@aol.com

(310) 849-3747



Federal Building

Negotiable

50,000 Square Feet of lease space, possible Build-to-Suite for Tenant, Situated on Approximately 1.65 Acres, constructed in 1962, Former Federal Building, Offices Building, Many flexible uses, Prime Ideal Location for: Offices, Medical Building, Co-location Redundant Data Storage. Daycare+ Medical offices + Data Storage Center+ Call Center+ Production + Creative loft space +Incubator space+ Hydroponics+Distribution. Great, solid flexible location with existing office space, raised air conditioned floors, Loading Dock, Extreme amount of electrical Power, Zoned Neighborhood Commercial, 24 Strands of Fiber runs to the building, 200KW 694 AMP Self Contained Diesel Backup generator, Solid Block Construction Concrete roof structure, 1st floor 8' 6 High Ceilings above raised floor plus 3' 11 Attic space above Ceiling, 2nd floor 9' 6 High Ceilings plus Attic Space above t-bar ceilings, 20' 6 ceiling heights in some areas, Special Secure Areas, Pre wired for Security cameras and card keys, Manual balancing damper, Breidert air-X-hauster, Hydronic Heating Boilers, Existing Solar Panels on the roof (not connected), Secure Reception area, Two internal Stair ways and one external Stair wells.

Total Space Available: 50,363 SF

Rental Rate: Negotiable

Min. Divisible: 50,000 SF

Max. Contiguous: 50,000 SF

Property Type: Office

Property Sub-type: Creative/Loft

Building Size: 50,000 SF

Building Class: A

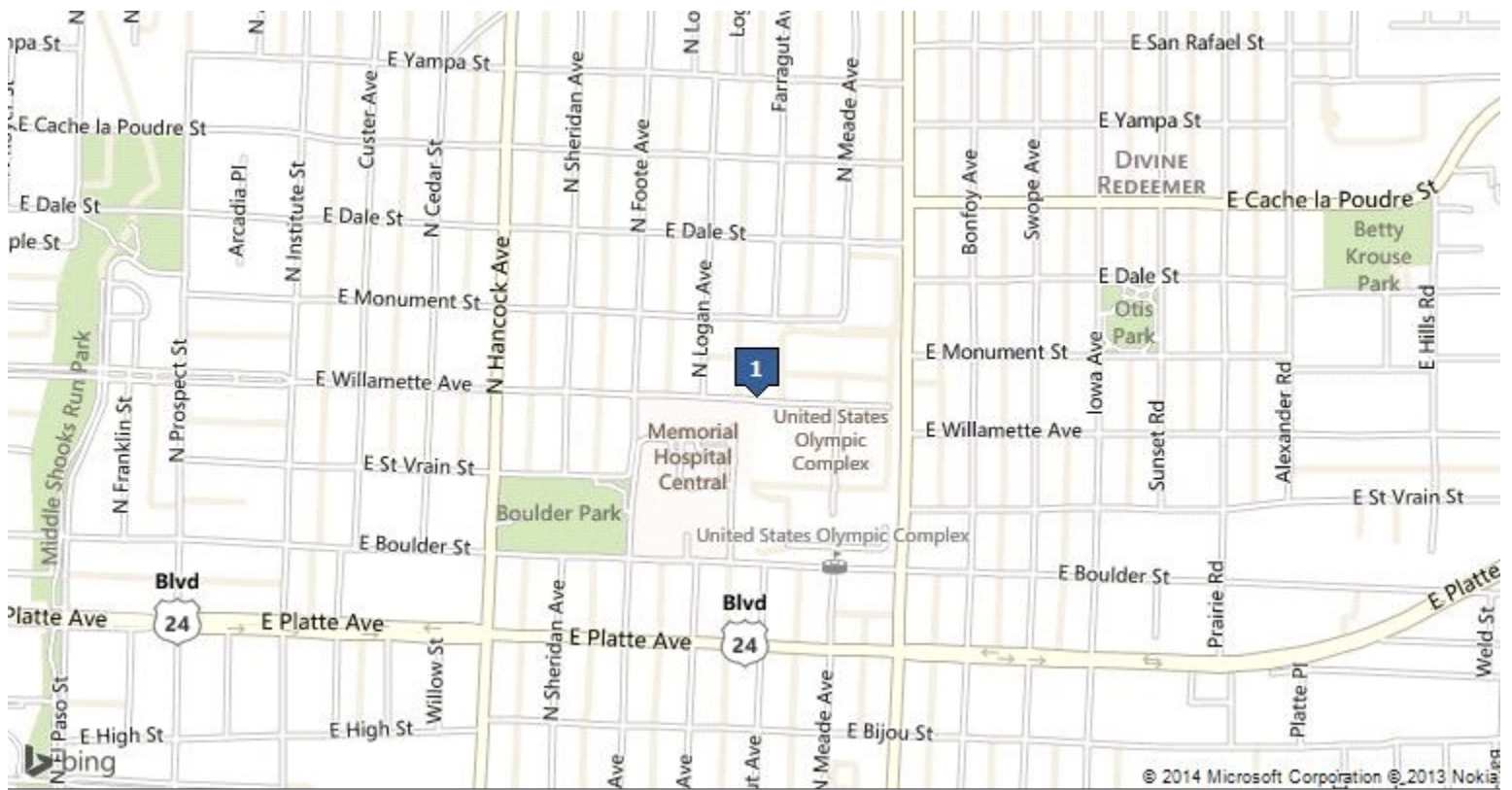
Lot Size: 71,874 SF



Space 1

Space Available	50,363 SF
Rental Rate	Rental Rate Negotiable
Space / Lot Type	Creative/Loft
Min. Divisible	50,000 SF
Max. Contiguous	50,000 SF
Lease Type	NNN
Date Available	Feb 2014
Lease Term	120 Months
No. Parking Spaces	150
Pct. Procurement Fee	3.00%

Great flexible space in a secluded, secure location, yet close to all! Very diverse space with offices storage loading area, reception, parking and access on three sides.



1520 E. Willamette, Colorado Springs, CO 80909

History: Originally built for Burroughs Corporation By Davis-Becker Construction Co. General Contractor Smartt Construction Co Architect: C. Dewey King. Securely situated on a dead end street. Surrounded by the U.S. Olympic Complex, Memorial Hospital, residential uses Churches and synagogue. Former uses include: U.S. Air Force, The F.B.I. The office of the G.S.A., Norad, Burroughs Corporation Includes: Approximately 150 parking spaces on 43,600 square feet

Property Photos



Property Photos



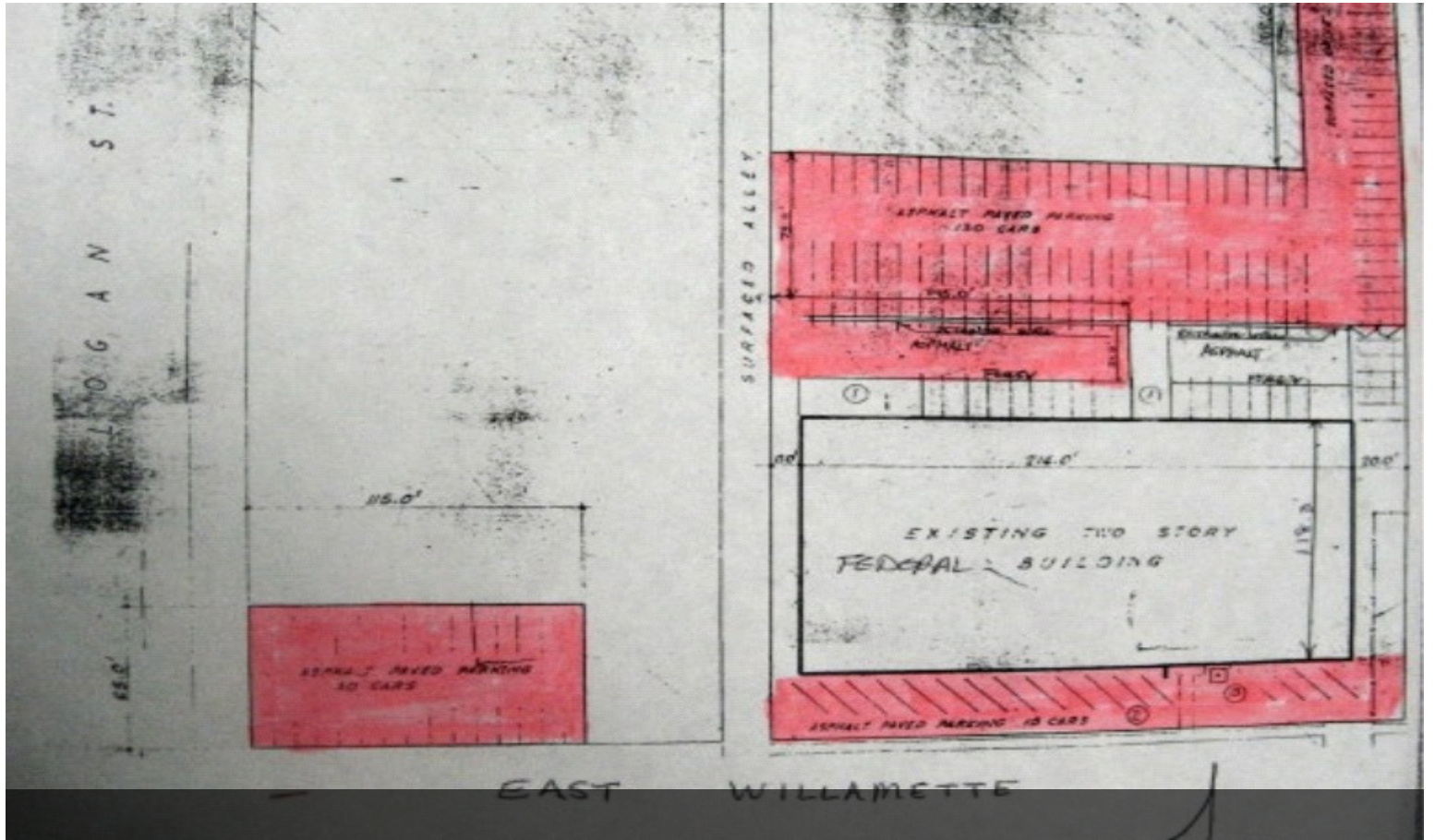
Property Photos



Property Photos



Property Photos



Market Trends

Asking Prices Office for Sale Colorado Springs, CO (\$/SF)



	Jan 14	vs. 3 mo. prior	Y-O-Y
State	\$125	-0.4%	+3.3%
Metro	\$104	+3.3%	+9.3%
County	\$105	+3.1%	+9.3%
City	\$105	+2.4%	+8.8%

Asking Rent Office for Lease Colorado Springs, CO (\$/SF/Year)



	Jan 14	vs. 3 mo. prior	Y-O-Y
State	\$15.94	+0.3%	+3.8%
Metro	\$11.73	-0.5%	-1.3%
County	\$11.78	-0.4%	-1.2%
City	\$11.92	-0.7%	-0.8%