



# Pikes Peak

5475 Mark Dabbling Blvd., Colorado Springs, CO 80918



## BUILDING INFORMATION

**Building Size** 84,888 RSF

**Building Availability** 31,051 RSF

### Available Space

Suite 101 8,158 RSF

Suite 301 8,842 RSF

Suite 340 2,250 RSF

Suite 351 11,801 RSF

**Lease Rate** Starting at \$15.50/RSF, NNN

**Expenses** \$7.25 PSF (estimate 2018)

**RU Factor** 1.1545

**Parking** 3.5 / 1,000 RSF

**Tenant Improvements** Negotiable

**Year Built** 1985

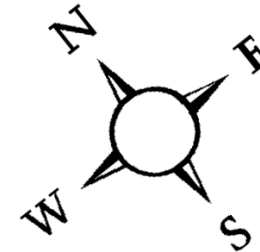
## BUILDING FEATURES & AMENITIES

- Adjacent to Monument Creek and open space
- Multiple Fiber internet services available
- Magnificent views of Pikes Peak & Pulpit rock
- Exceptional I-25 presence & visibility
- Iconic building design
- Monument & Building signage availability
- 24-hour on-site fitness facility, with full service men's and women's locker rooms with showers.
- 62 executive covered parking spaces
- Quick occupancy on suites in good condition
- Ideally located near retail, restaurants, hotels & hospitals
- Computer controlled HVAC system
- Patio area and building barbeque grill for tenant's
- Security system along with secure keying and electronic access points
- Day porter services 5 days a week, coverage 6am-11pm

# FIRST FLOOR

**Suite 108**  
**4,406 RSF**

**Suite 106**  
**3,179 RSF**



**Suite 103**  
**3,682 RSF**

**Suite 102**  
**4,828 RSF**

**Suite 101**  
**8,158 RSF**

**Suite 100**  
**3,301 RSF**

**Entrance**

Property: **Pikes Peak**

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For leasing information, please call or email Tammy Thorvilson  
tammy@ecovest.co -or- (720) 371-5421



# SECOND FLOOR



Property: **Pikes Peak**

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# THIRD FLOOR

**Suite 351**  
**11,801 RSF**

**Suite 340**  
**2,250 RSF**

**Suite 320**  
**3,217 RSF**

**Suite 300**  
**3,250 RSF**

**Suite 301**  
**8,842 RSF**

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