

12710 Voyager Parkway | Colorado Springs, CO

VOYAGER PARK

INNOVATION
DISTRICT AT
NORTHGATE

A campus on
the horizon of

what's next

Voyager Park Innovation District at Northgate brings together existing, modern office space with newly planned common areas and amenity space designed for innovation, collaboration and growth. With sweeping mountain views and curated amenities, Voyager Park is where businesses chart their next horizon.



At the
gateway

Surrounded by the natural beauty of the Rocky Mountains, Voyager Park sits between Colorado Springs and Denver, with retail, entertainment and major employers all within view

Air Force Academy

Santa Fe Regional Trail

Top Golf



Ford Amphitheater

Oracle

Kratos

The Classical Academy

**VOYAGER
PARK**
INNOVATION
DISTRICT AT
NORTHGATE

Sybilla Lane

Voyager Parkway



Elevated amenities

A curated mix of wellness and connection—featuring a modern gym, café, community spaces, tenant lounge and outdoor plazas designed to energize the workday and inspire balance.

- Fitness center
- Café
- Community space
(lounge or coffee shop)
- Dining hall
- Bathrooms and showers





Spaces that inspire

Existing, modern office space designed to elevate productivity and spark fresh thinking – featuring designated coworking spaces, panoramic mountain views, outdoor space and abundant natural light.

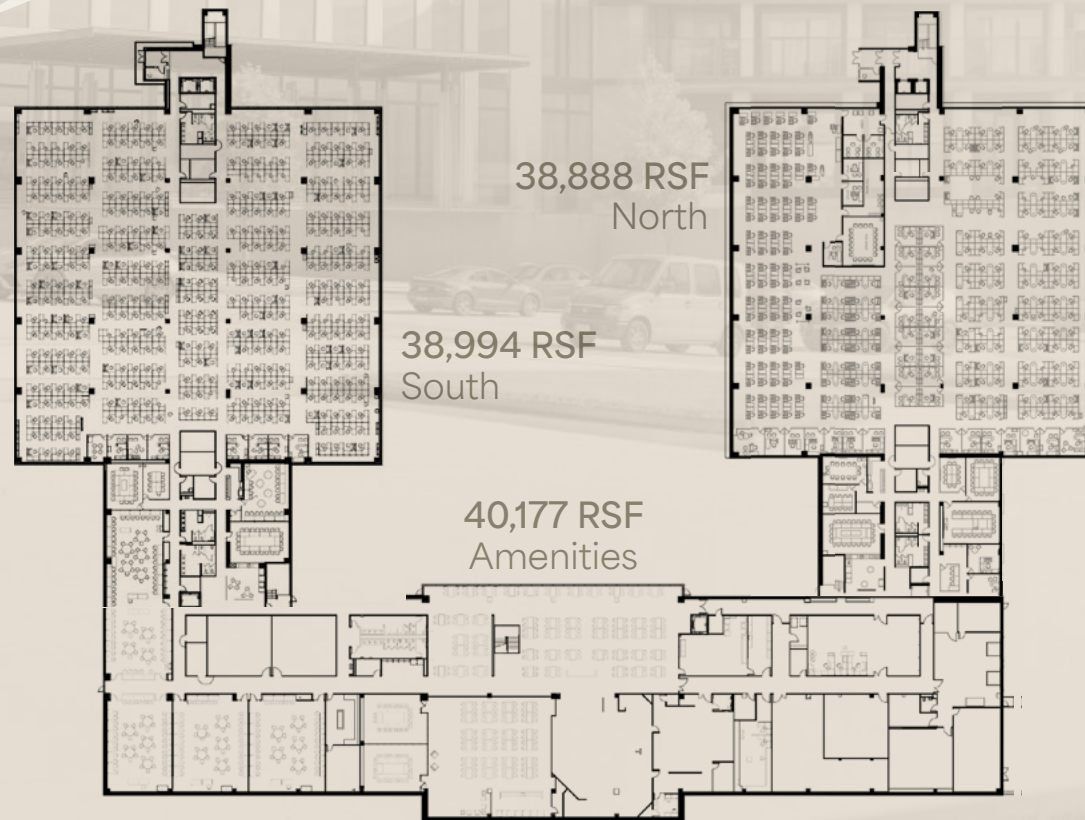
- 328,400 SF office space
- 5.26 per 1,000 SF parking ratio
- 38,888 SF typical floorplate
- Amenities located on floor 1 & 2
- 6 office floors
- 5 minutes to I-25



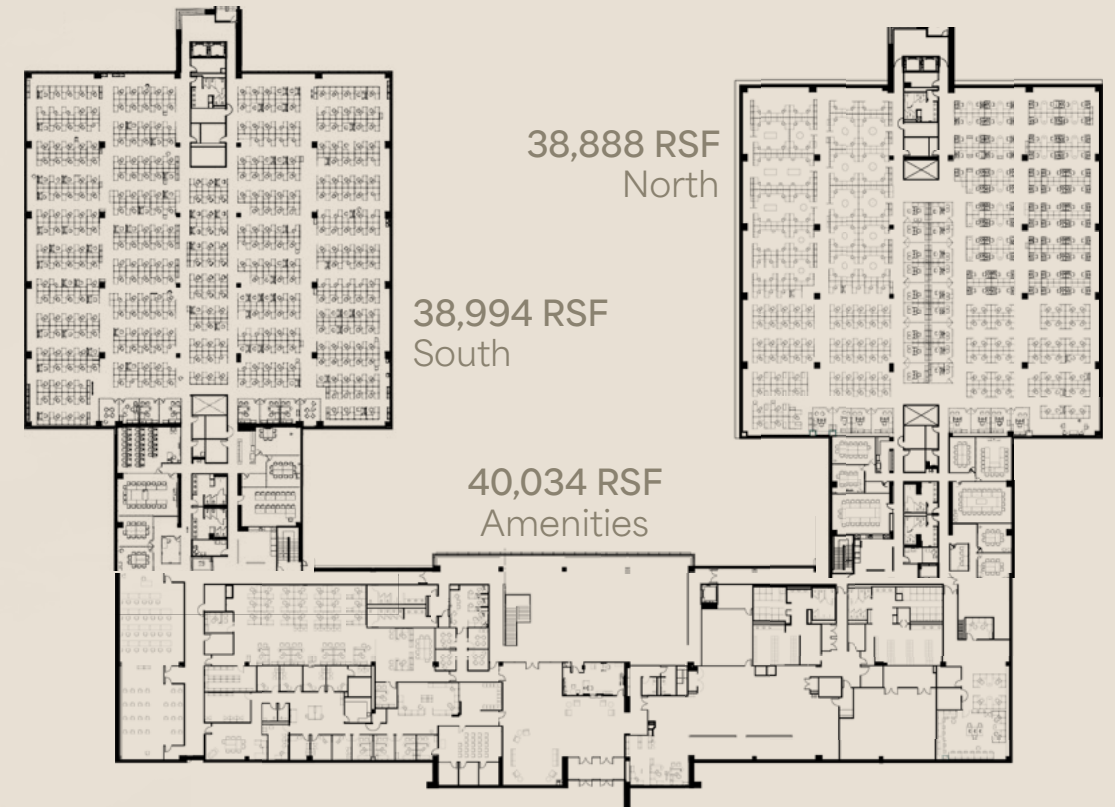
Floorplans

Full Floor Options

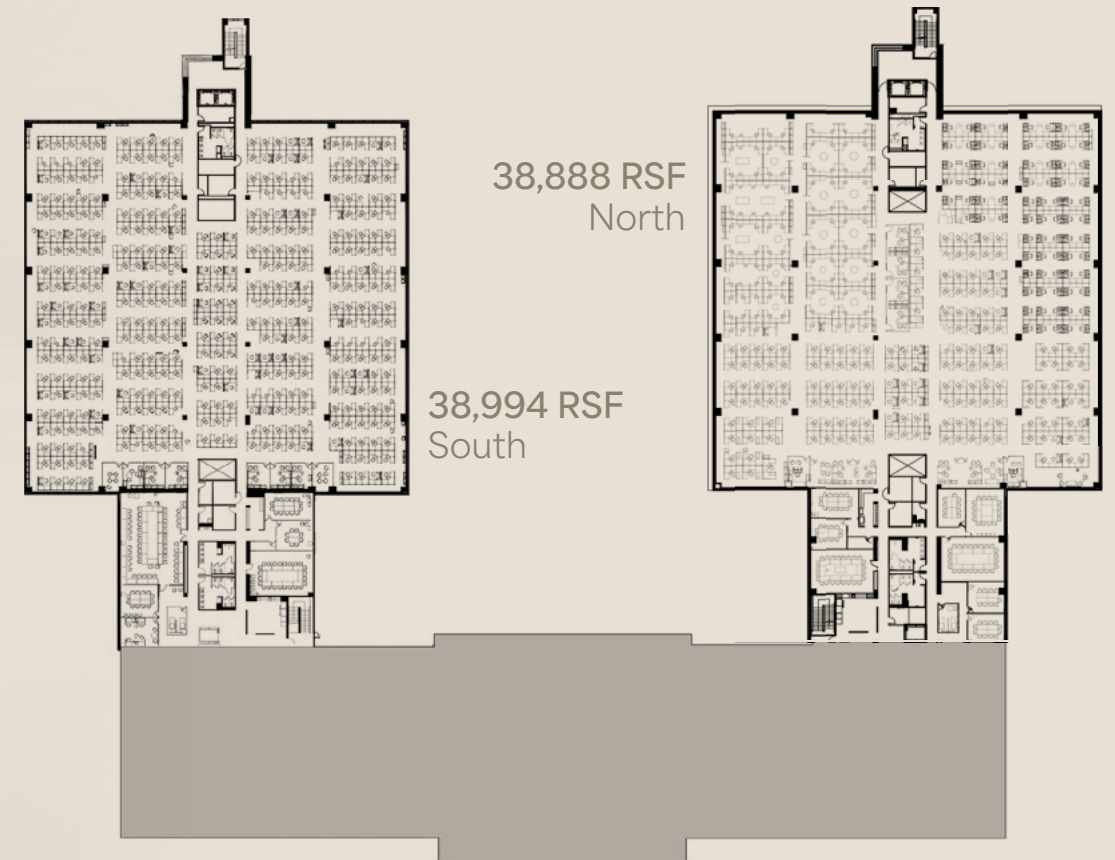
Floor 1
118,059 RSF



Floor 2
117,916 RSF



Floor 3
77,882 RSF



Floorplans

Conceptual Demising Plans

Floor 1

118,059 RSF

- 1 - 9,780 SF
- 2 - 9,200 SF
- 3 - 8,260 SF
- 4 - 6,790 SF
- 5 - 8,260 SF
- 6 - 6,790 SF
- 7 - 9,780 SF
- 8 - 9,200 SF
- 9 - 11,820 SF



Subterranean Space - Potential Secured/SCIF Suite

Floor 2

117,916 RSF

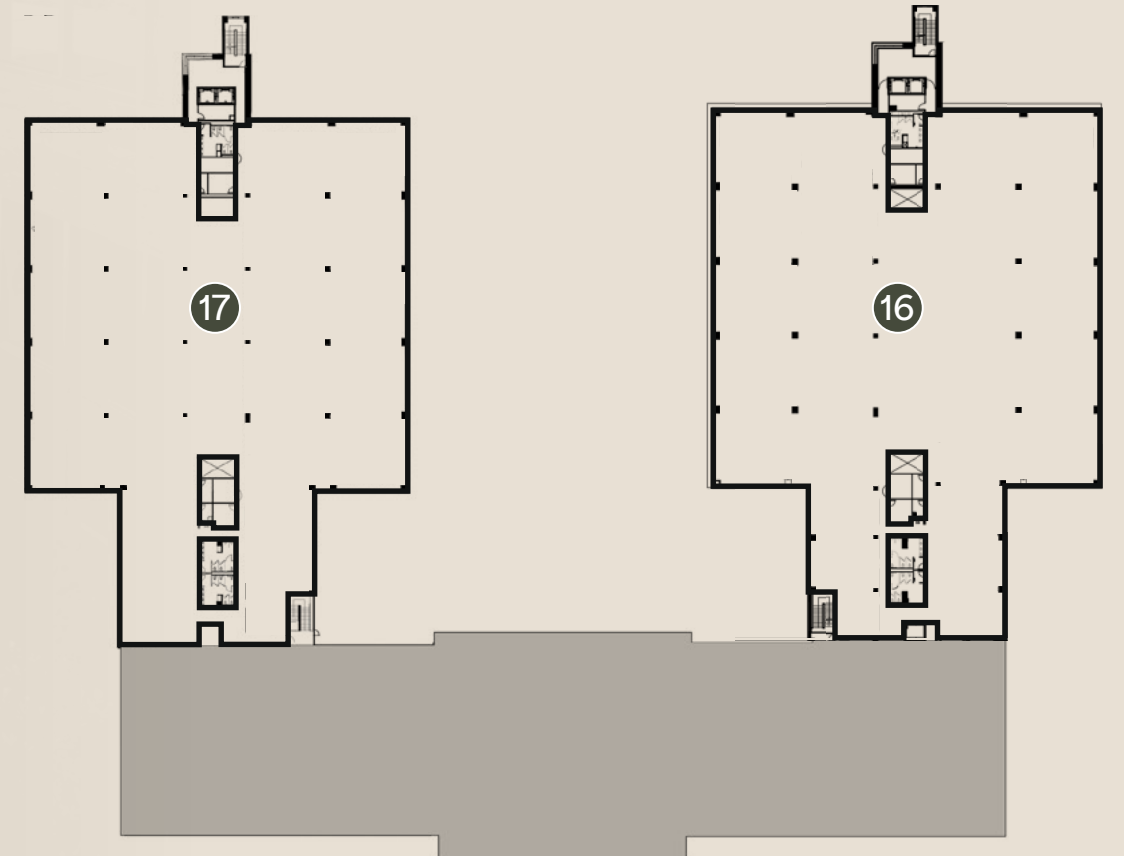
- 10 - 18,920 SF
- 11 - 14,950 SF
- 12 - 12,980 SF
- 13 - 14,950 SF
- 14 - 19,350 SF
- 15 - 14,530 SF



Floor 3

77,882 RSF

- 16 - 37,300 SF
- 17 - 37,300 SF



Campus meets convenience

With nearby retail, dining and entertainment just minutes away, Voyager Park combines workplace innovation with lifestyle convenience.



- 1 QDOBA Mexican Eats
- 2 Don Tequila Mexican Grill & Cantina
- 3 Texas Roadhouse
- 4 Starbucks
- 5 Hotel Polaris
- 6 Starbucks
- 7 MOD Pizza
- 8 The Brass Tap
- 9 Wendy's
- 10 Bass Pro Shop
- 11 Overdrive Raceway
- 12 Northgate Plaza
- 13 Sprouts Farmers Market
- 14 Bourbon Brothers Smokehouse
- 15 Topgolf
- 16 Chick-Fil-A
- 17 Ace Hardware Northgate
- 18 Ford Amphitheater
- 19 The Parkway Tavern
- 20 Goat Patch Brewing Company
- 21 Coffee and Tea Zone
- 22 Sushi Ato
- 23 Zesty Thai
- 24 Zapata Mexican Taco Shop
- 25 Great Wolf Lodge
- 26 Main Event
- 27 Sheels
- 28 Dave's Hot Chicken
- 29 Starbucks
- 30 Taco Bell
- 31 Interquest Marketplace
- 32 Five Guys
- 33 Parry's Pizzeria and Taphouse
- 34 Whataburger
- 35 Torchy's Tacos
- 36 In-N-Out Burger
- 37 Slim Chickens

Accessibility

- 5 min** I-25
- 20 min** I-25 Express Lane to South Metro
- 15 min** Downtown Colorado Springs
- 50 min** Downtown Denver
- 60 min** Denver International Airport

Dining, services & hospitality

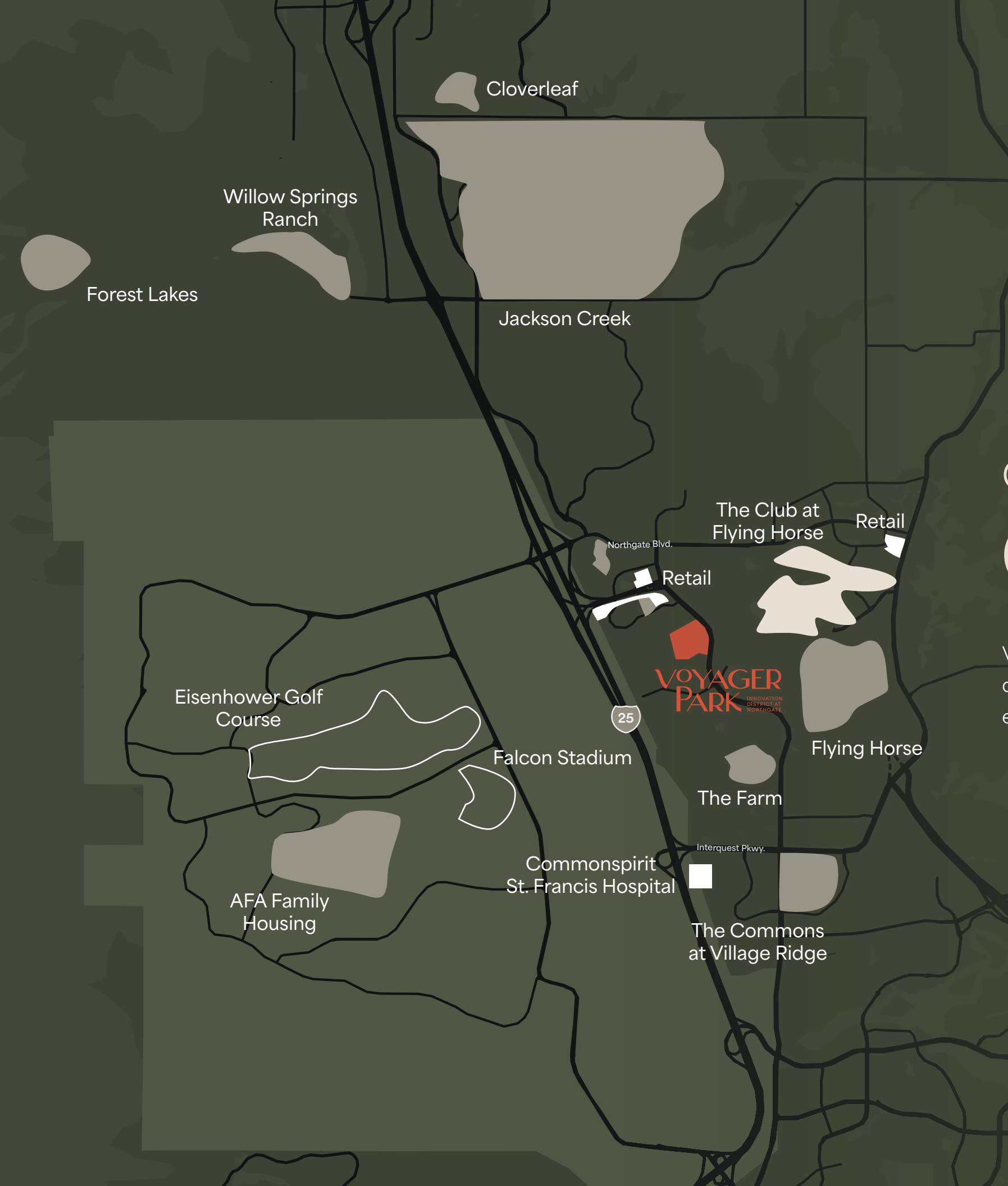
- 4 min** Northgate Plaza
- 7 min** Interquest Marketplace
- 10 min** Flying Horse Club & Resort
- 8 min** Hotel Polaris

Recreation & entertainment

- 5 min** Ford Amphitheatre
- 5 min** Top Golf
- 5 min** Santa Fe Trail
- 7 min** Great Wolf Lodge
- 15 min** Cathedral Rock

Air Force Academy

VOYAGER PARK
INNOVATION DISTRICT AT NORTHGATE



Connected community

Voyager Park is surrounded by vibrant residential and multifamily developments, retail destinations and open spaces—creating a dynamic environment where community, convenience and lifestyle converge.

Forest Lakes
Willow Springs Ranch
Cloverleaf

Jackson Creek

The Club at Flying Horse
Retail

Retail

VOYAGER PARK
INNOVATION DISTRICT AT NORTHGATE

Eisenhower Golf Course

Falcon Stadium

Flying Horse

The Farm

AFA Family Housing

Commonspirit St. Francis Hospital

The Commons at Village Ridge

A thriving workforce

Voyager Park connects to a highly educated, diverse workforce in one of the nation's fastest-growing economies.

- **#1 hottest housing market in the U.S.**¹
- **#2 Up-and-Ccoming tech talent hub in North America**, with a 12% growth in tech workers over the past five years
- **#5 best performing large city in the U.S.**² – rising from #15 in just one year
- **Diverse economic base** anchored by aerospace & defense, cybersecurity, healthcare, and advanced manufacturing
- **Top 3 best places to live, work & raise a family**³
- **12% job growth from 2018-2023**, fueled by technology and aerospace sectors
- Employment gains fueled by technology and aerospace sectors, **contributing to a 57.9% increase in high-tech GDP** during the same period, ranking 22nd among large U.S. cities.
- **Highly educated workforce**, 59% of residents within 1 mile have Bachelor's degrees or higher
- **Professional occupations**, 41% of residents work in Professional & Management roles
- **11.8% More Affordable than Denver**, with rents averaging 27% lower
- **Proximity to major military and aerospace hubs**, including Peterson & Schriever Space Force Bases, U.S. Air Force Academy, Fort Carson, NORAD, and Space Command HQ
- **Emerging innovation & tech ecosystem**, with growing cybersecurity and startup presence supported by local incubators and workforce programs
- **Unmatched quality of life**, with over 9,000 acres of parkland, 130 miles of trails, and landmarks like The Broadmoor, Pikes Peak and Garden of the Gods



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