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ORACLE BLVD



BUILDING OVERVIEW



Total Size: 182,045 SF



Built in 1999



5 Stories



Class A



Parking 4.69/1,000



Top building signage facing
I-25 (99,015 VPD)



Signage Visible from I-25



Conference Room / Auditorium



Bike Storage



Lobby



Tenant Lounge



Mountain Views



Fitness Center

AMENITIES

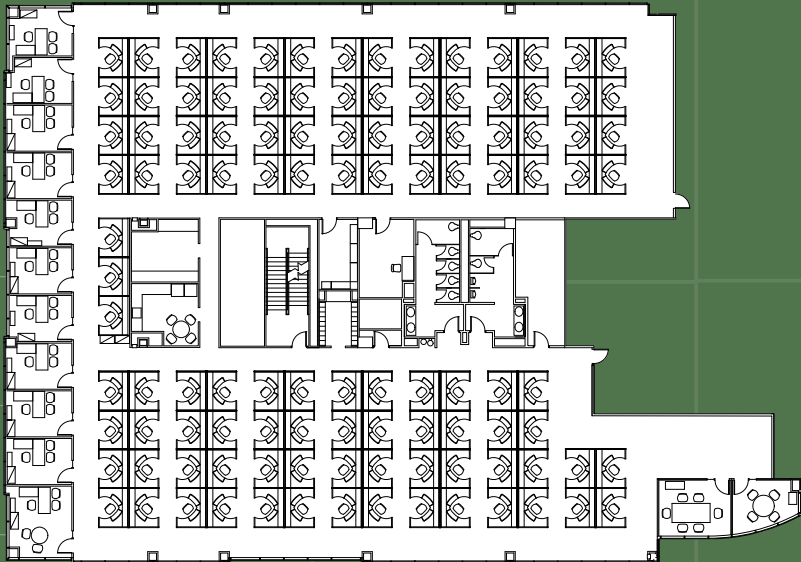
CURRENT AVAILABILITIES

9,101 SF – 153,012 SF

Floor B | 9,101 SF (Data Center/Storage) & Floor 1 | 10,099 SF



Floor 3 | 18,968 SF



Mountain views

Full Floor Opportunities

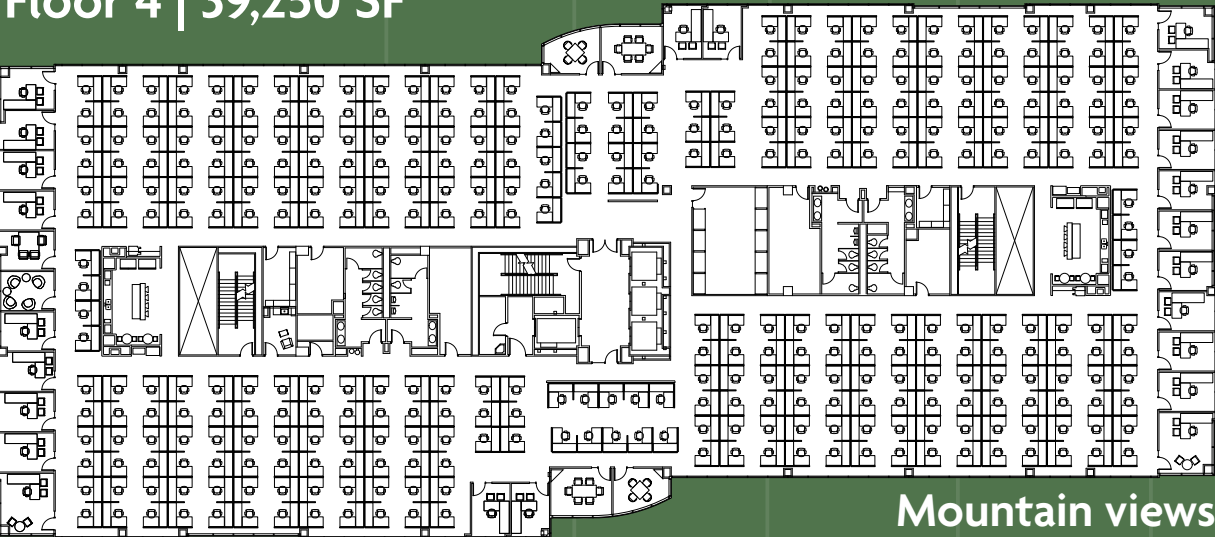
*All SF are approximate and subject to further verification

Floor 2 | 36,351 SF



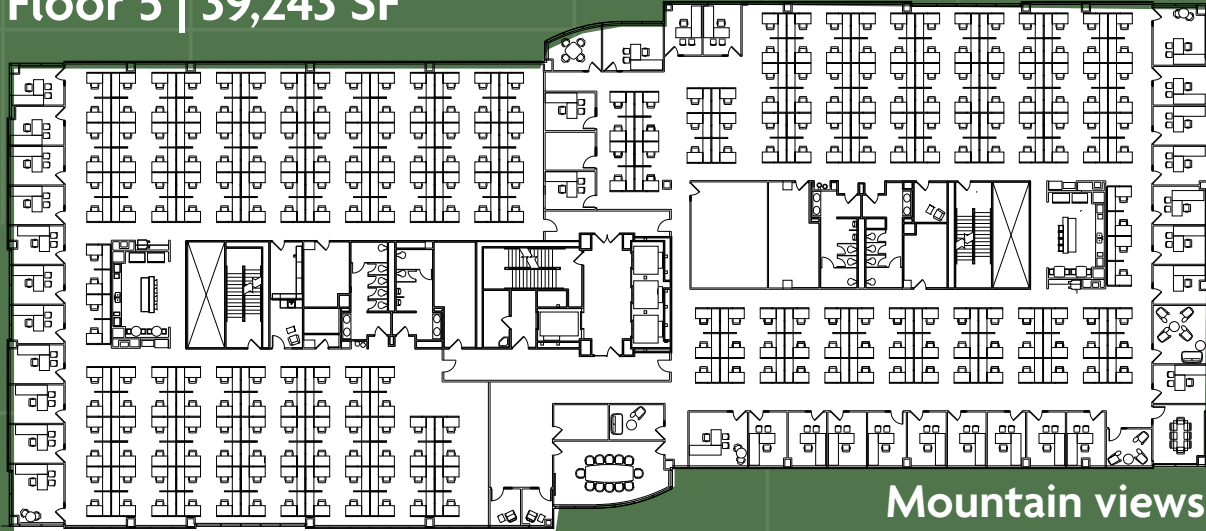
Mountain views

Floor 4 | 39,250 SF



Mountain views

Floor 5 | 39,243 SF

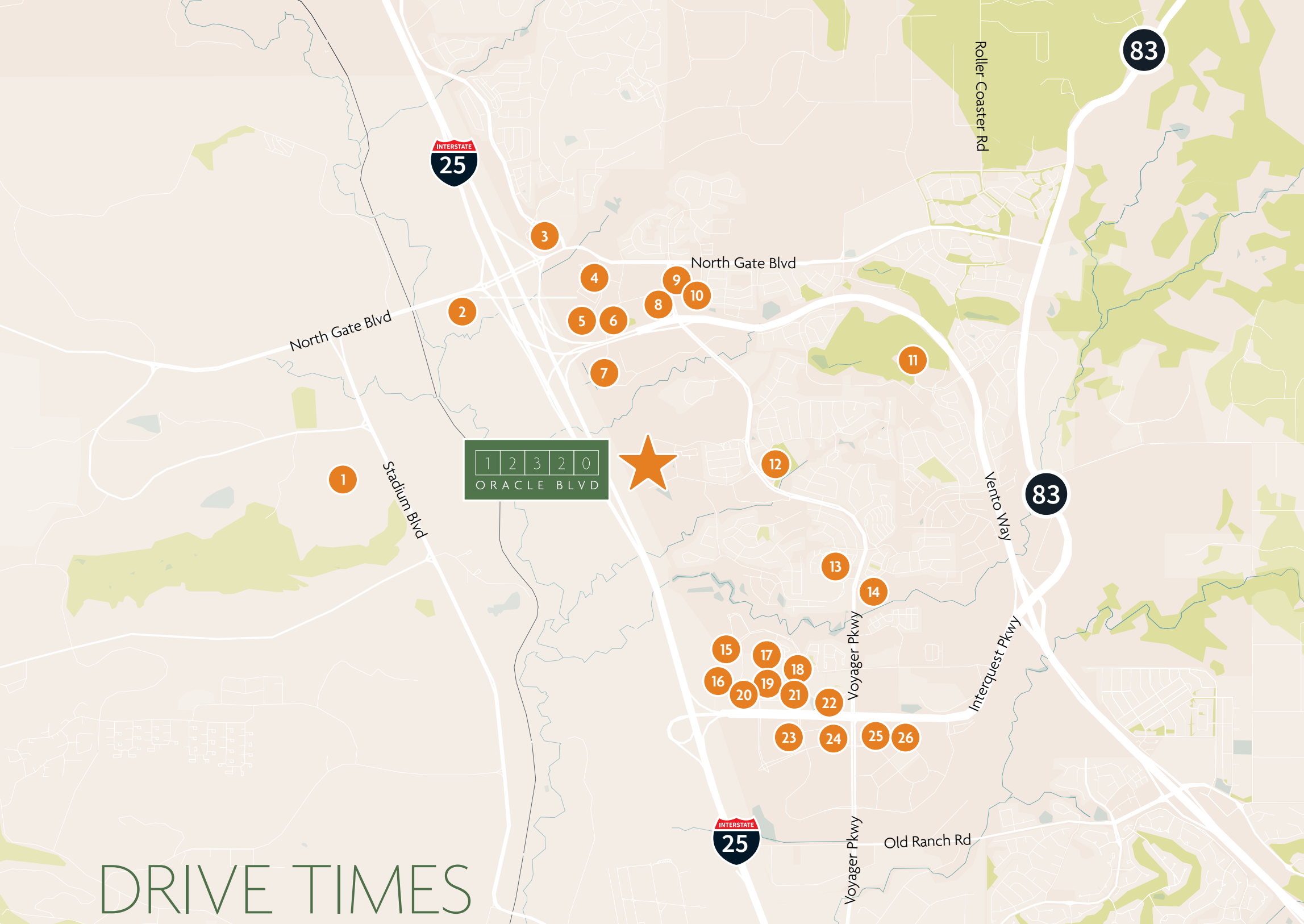


Mountain views

LOCAL AMENITIES

Within 3 miles

- 1. Air Force Academy
- 2. Hotel Polaris at the U.S. Air Force Academy
- 3. Starbucks
- 4. MOD Pizza
- 5. Bourbon Brothers Smokehouse and Tavern
- 6. Topgolf
- 7. Ford amphitheatre
- 8. Chick-fil-A
- 9. Northgate plaza
- 10. Sprouts Farmers Market
- 11. The Club at Flying Horse
- 12. Sushi Ato
- 13. Loyal Coffee
- 14. Mission Coffee Roasters, Inc.
- 15. Great Wolf Lodge Water Park
- 16. Colorado Mountain Brewery
- 17. Scheels
- 18. Dave's Hot Chicken
- 19. Interquest Marketplace
- 20. Starbucks
- 21. Parry's Pizzeria & Taphouse
- 22. Torchy's Tacos
- 23. Shake Shack Interquest
- 24. MISSION BBQ
- 25. In-N-Out Burger
- 26. Chipotle Mexican Grill



Access

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

Retail and Resorts

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

Entertainment

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



For leasing information:

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