

# PRIME OFFICE | FLEX | INDUSTRIAL SPACE **FOR LEASE**

Town & Country Technology Campus | 4040 – 4190 East Bijou Street, Colorado Springs, CO 80916



## Flexible Solutions For Defense, Aerospace, Engineering & Technology Tenants

### PROPERTY **HIGHLIGHTS**

- Office & warehouse/flex spaces, from 5,000 SF, move-in ready & customizable
- New spec suite & flexible lease terms available
- Minutes from Peterson & Schriever Space Force Bases
- Potential government incentives within Enterprise Zone & HUBZone
- 100% climate controlled
- Secure, gated campus with excess land & parking
- Grade level & dock-high doors
- 480V, 3-Phase power available
- Abundant parking with the ability to expand parking
- Significant property upgrades in process
- Asking Lease Rate \$10.50–\$12.50 PSF, NNN plus NNN expenses of \$3.25 PSF (2025 estimate)



SOCO Commercial Real Estate, LLC  
17 South Wahsatch Avenue  
Colorado Springs, CO 80903  
[www.sococre.com](http://www.sococre.com)

**RUSSELL STROUD, CCIM** | Principal  
[rstroud@sococre.com](mailto:rstroud@sococre.com) | 719.238.8695

**MARY FRANCES COWAN, CCIM** | Principal  
[mcowan@sococre.com](mailto:mcowan@sococre.com) | 719.337.1500

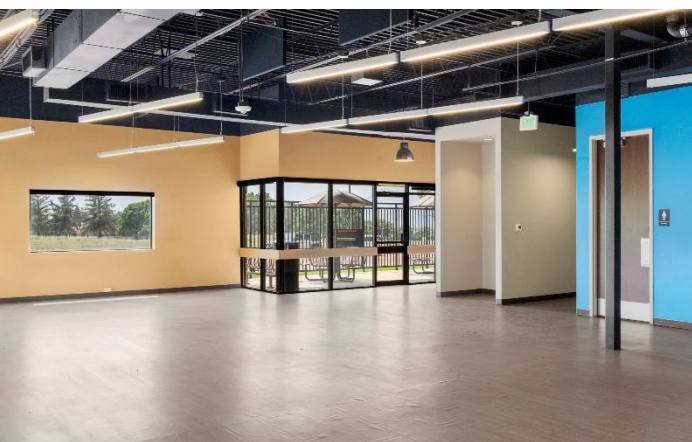




**CLICK FOR MORE PHOTOS**  <https://soco.aryeo.com/sites/4060-e-bijou-st-colorado-springs-co-80909-18051222/branded>

## PROPERTY SPECIFICATIONS

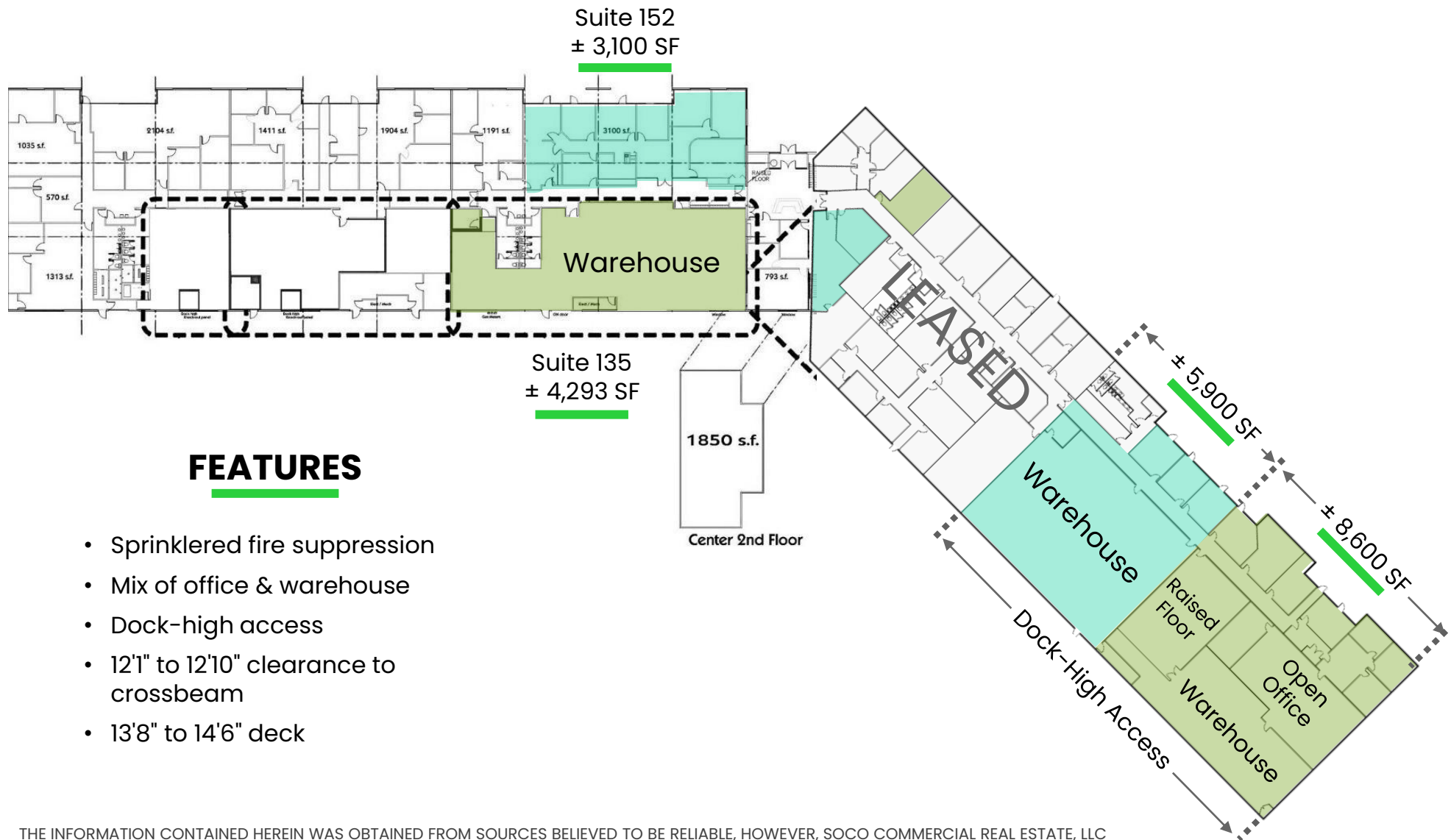
|                        |                            |
|------------------------|----------------------------|
| <b>AVAILABLE SPACE</b> | ±3,100 – ±60,264 SF        |
| <b>BASE LEASE RATE</b> | \$10.50 – \$12.50 PSF, NNN |
| <b>NNN EXPENSES</b>    | \$3.25 PSF (2025 est.)     |
| <b>ZONING</b>          | MX-L P AO                  |





# Flexible Suite Sizes | Office And Warehouse Configurations Available

**4040 East Bijou St**  
 $\pm 3,100$  –  $\pm 14,500$  SF Available



## FEATURES

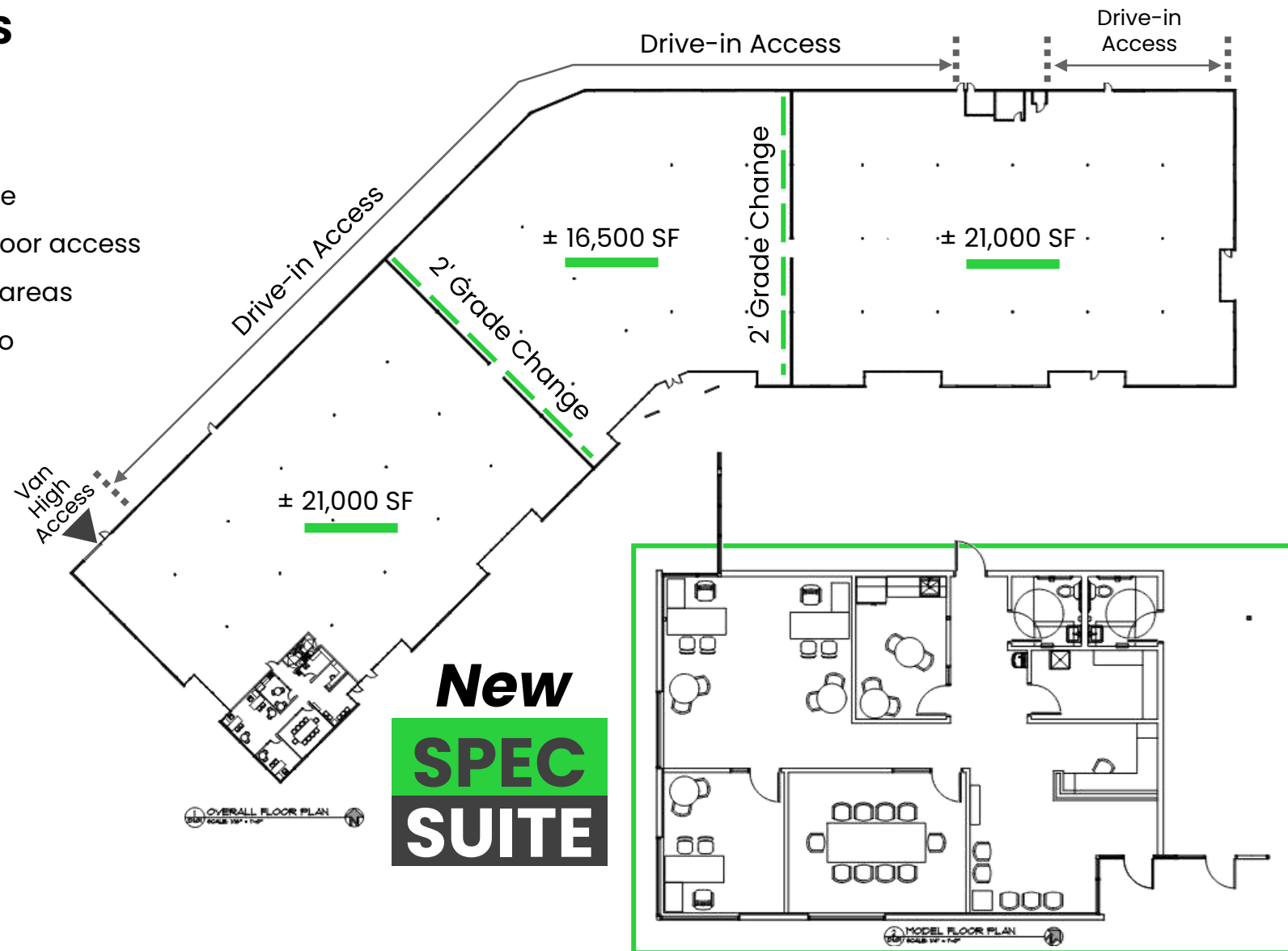
- Sprinklered fire suppression
- Mix of office & warehouse
- Dock-high access
- 12'1" to 12'10" clearance to crossbeam
- 13'8" to 14'6" deck

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**4060 East Bijou St**  
±10,000 – ±60,264 SF Available

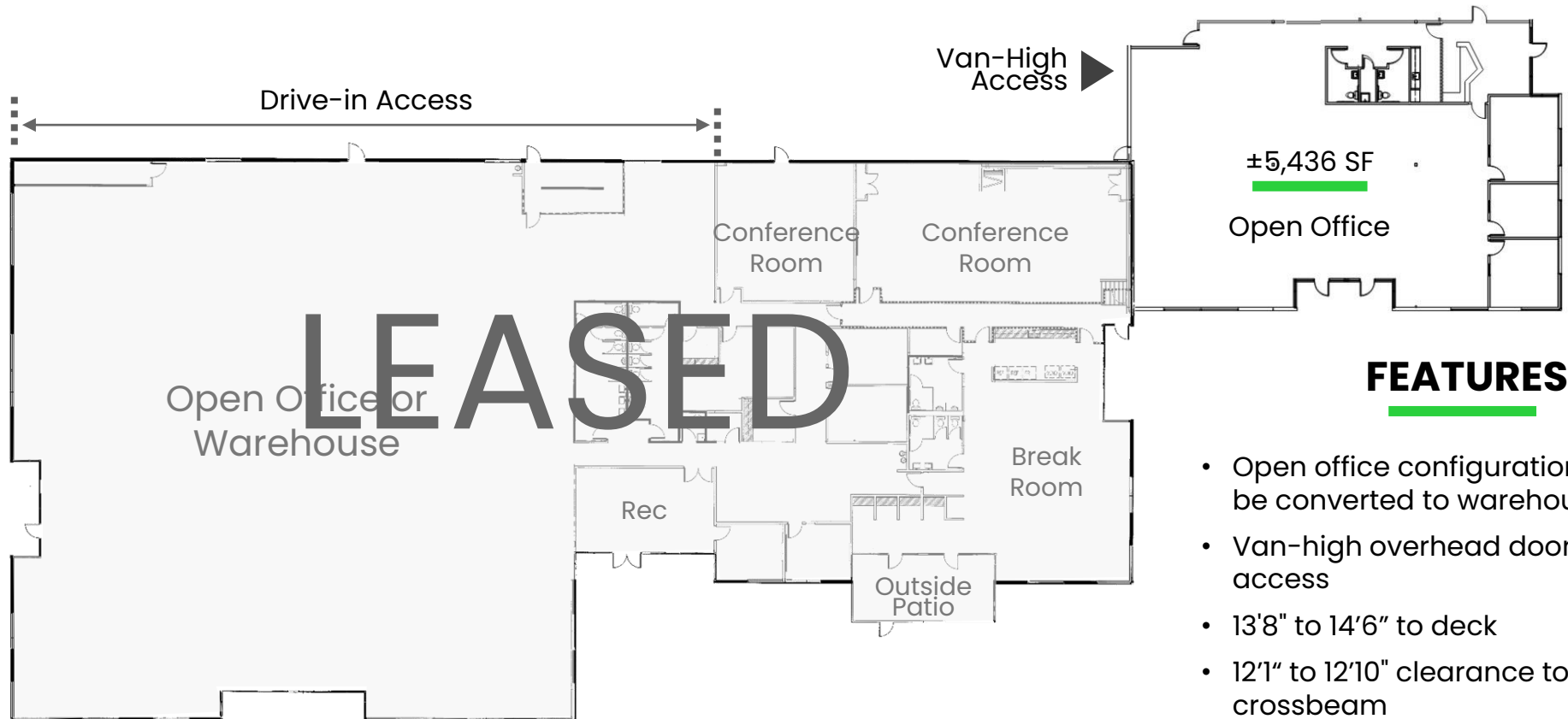
## FEATURES

- Brand new spec suite
- 600 Amp, 480V, 3-Phase Power Available
- Grade level overhead door access
- Large open warehouse areas
- 12'1" to 12'10" clearance to crossbeam
- 13'8" to 14'6" to deck



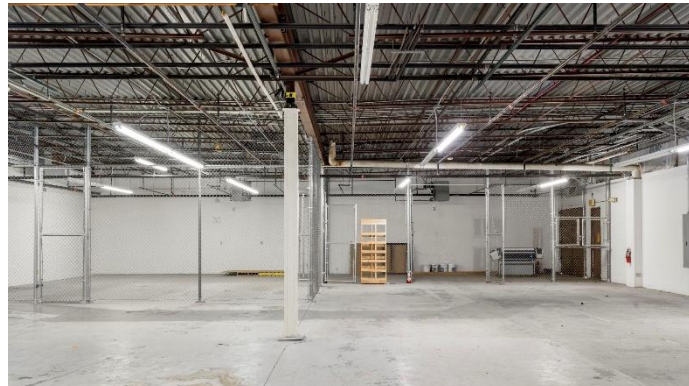
# Heavy Power | Flexible Zoning

**4160 East Bijou St**  
*±5,436 SF Available*



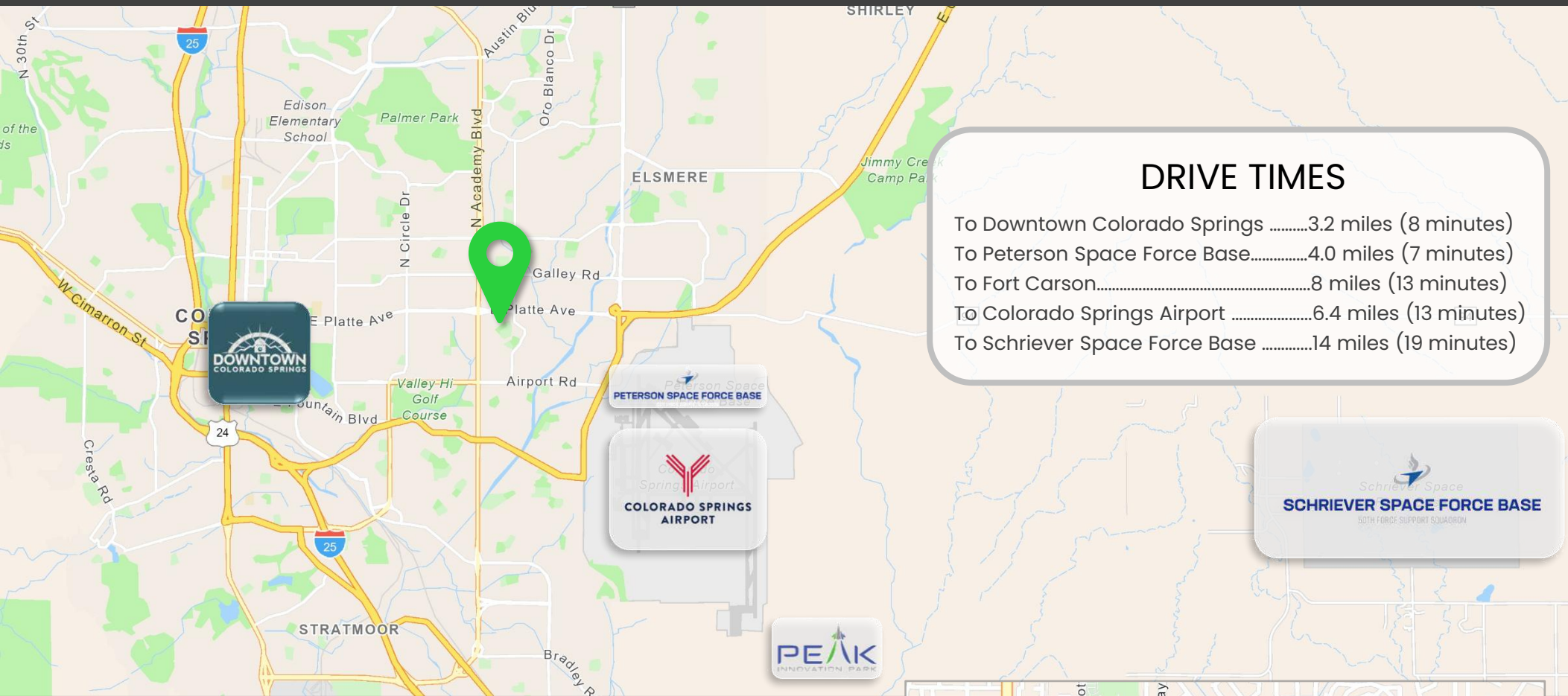
## **FEATURES**

- Open office configuration can be converted to warehouse
- Van-high overhead door access
- 13'8" to 14'6" to deck
- 12'1" to 12'10" clearance to crossbeam





# Benefit from Proximity to Peterson & Schriever Space Force Bases





# Aerial Map



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