

# 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)




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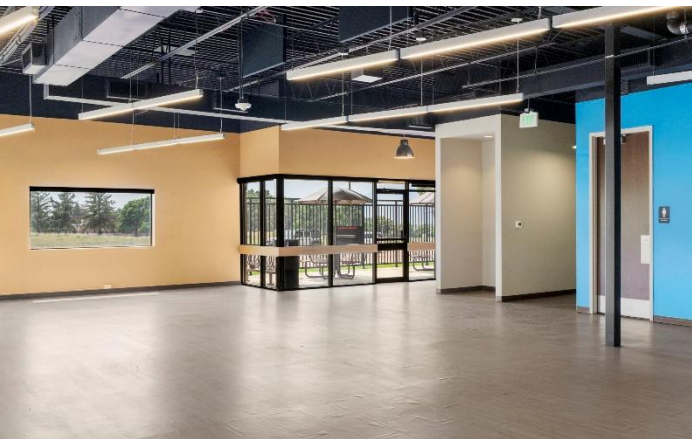
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**CLICK FOR MORE PHOTOS**  <https://soco.aryeo.com/sites/4060-e-bijou-st-colorado-springs-co-80909-18051222/branded>

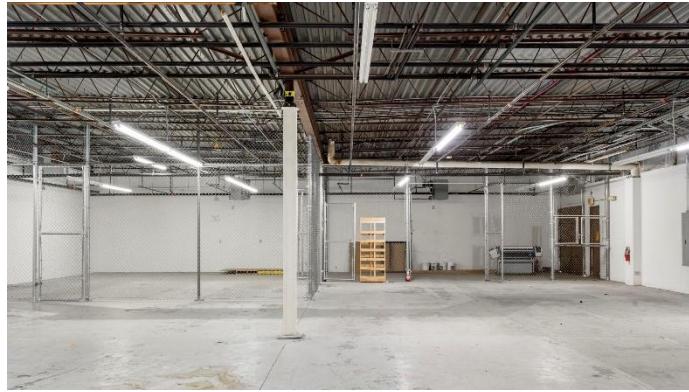
## PROPERTY SPECIFICATIONS

AVAILABLE SPACE	5,000 – 60,264 SF
BASE LEASE RATE	\$10.50 – \$12.50 PSF, NNN
NNN EXPENSES	\$3.25 PSF
ZONING	MX-L P AO



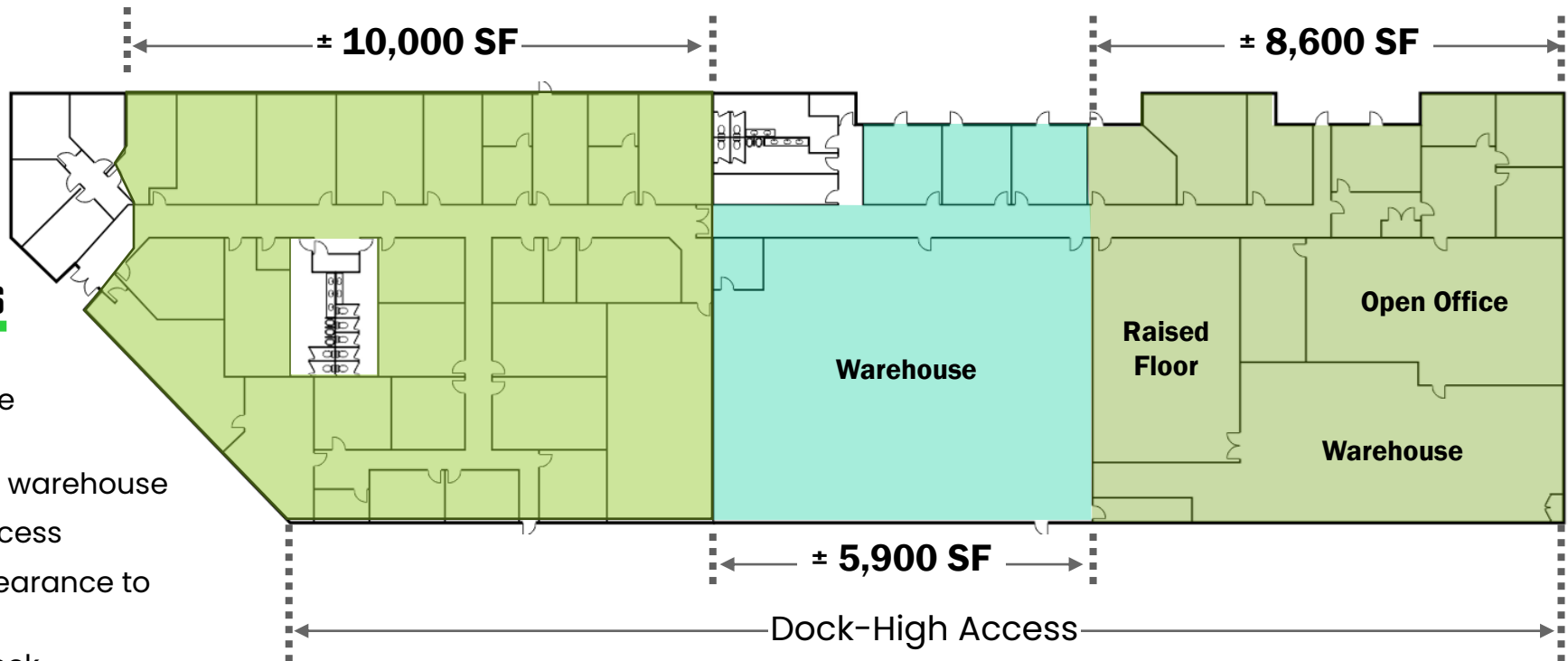
# Flexible Suite Sizes

# Office And Warehouse Configurations Available



## 4040 East Bijou St

±5,000 – ±30,000 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

Move-in Ready

Customizable

# 4060 East Bijou St

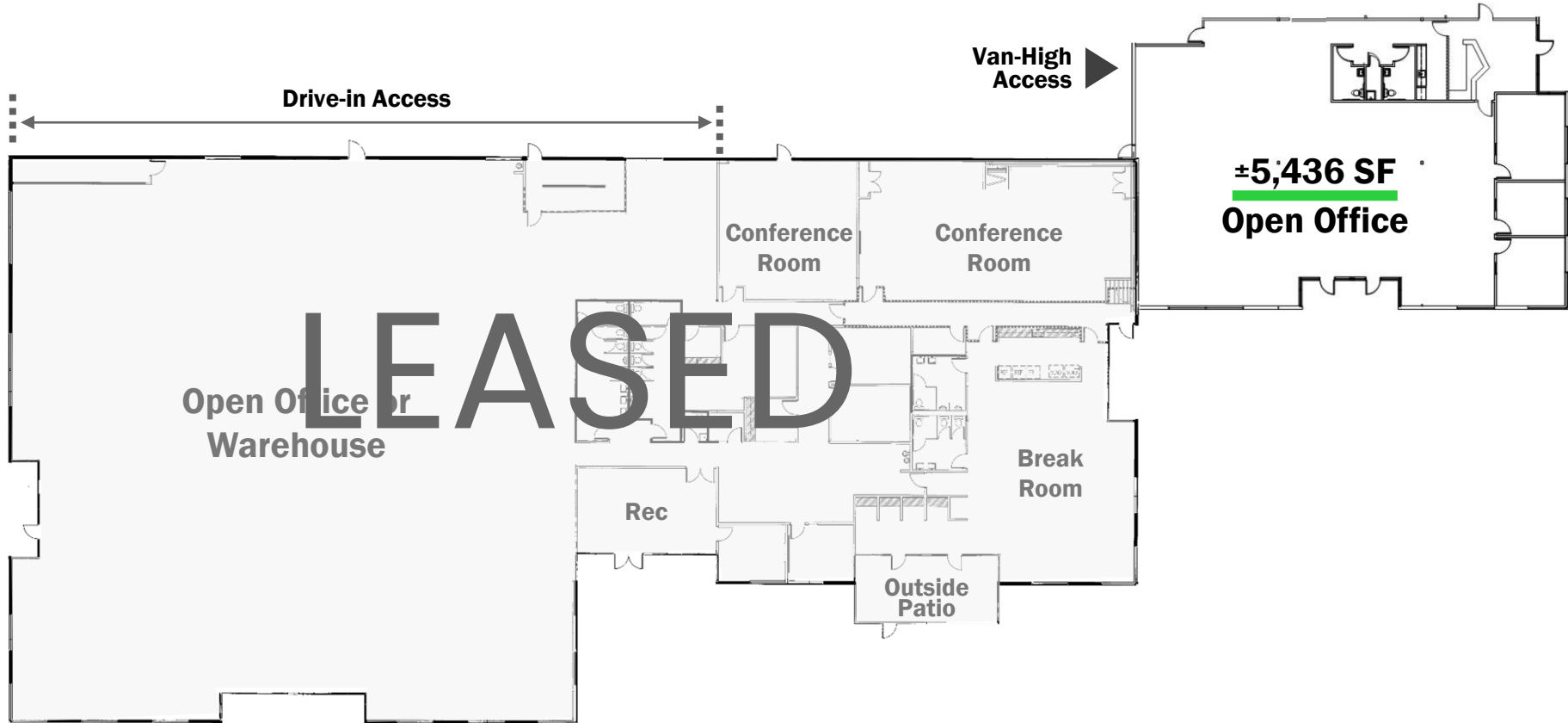
±10,000 – ±60,264 SF Available

## 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



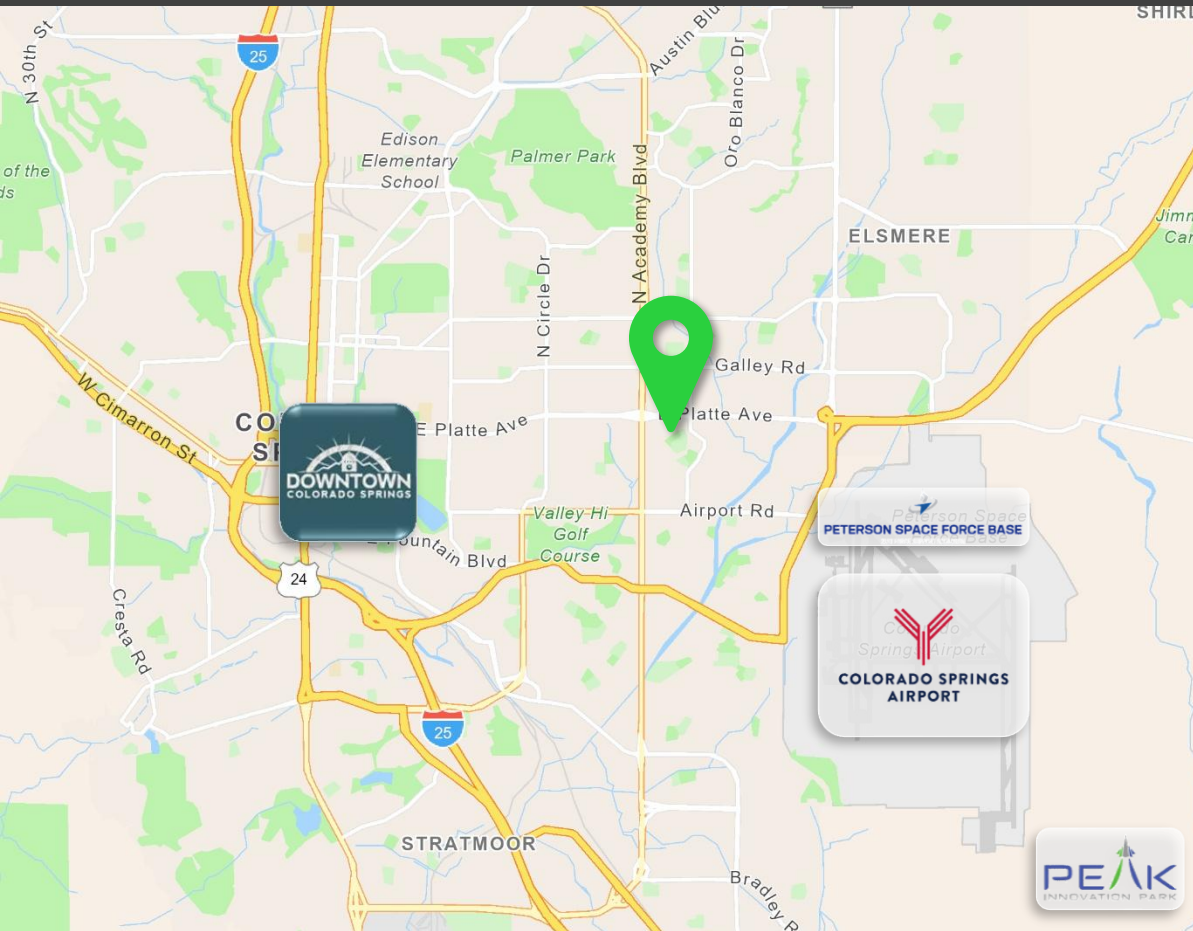
**4160 East Bijou St**  
±5,436 SF Available



**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 & Shriever Space Force Bases



### DRIVE TIMES

- To Downtown Colorado Springs .....3.2 miles (8 minutes)
- To Peterson Space Force Base.....4.0 miles (7 minutes)
- To Fort Carson.....8 miles (13 minutes)
- To Colorado Springs Airport .....6.4 miles (13 minutes)
- To Schriever Space Force Base .....14 miles (19 minutes)





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