

CLASS A OFFICE WITH SCIF AVAILABLE FOR LEASE

1795 Jet Wing Dr | Colorado Springs, CO 80916



Ideal For Aerospace & Defense Uses

PROPERTY HIGHLIGHTS

- 19,092 SF Total Office Space including 6,410 SF Existing SCIF Area | Enterprise Zone
- Class A Office Environment Secure Building Access | Zoned MX-N AO
- Partially Furnished Space | Dedicated Exterior Entrance
- Exterior Patio with Beautiful West-Facing Views
- Minutes from Peterson SFB, Schriever SFB & Colorado Springs Airport
- Surrounded by numerous Defense contractors including SERCO, Northrop Grumman, Booz Allen, Boeing, Lockheed Martin & L3 Harris
- \$18.50 PSF base lease rate plus \$9.27 PSF NNN expenses



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Visit the Property Website to View Additional Photos

<https://soco.aryeo.com/sites/1795-jet-wing-dr-colorado-springs-co-80916-24881780/branded>



PROPERTY SPECIFICATIONS

AVAILABLE SPACE	19,092 SF
BASE LEASE RATE	\$18.50 PSF, NNN
NNN EXPENSES	\$9.27 PSF (2025 Actuals)
ZONING	MX-N AO



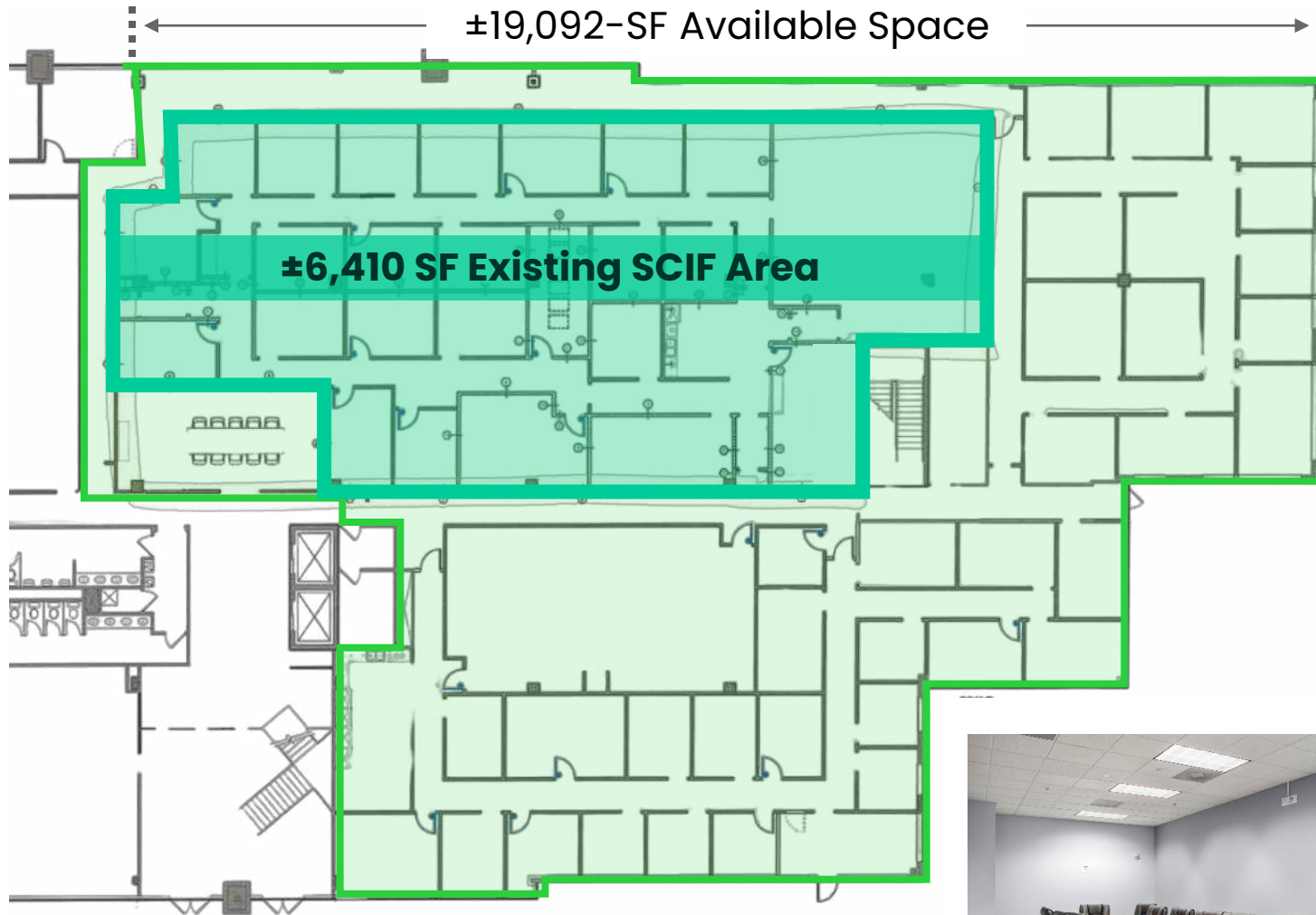
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First Floor

±19,092 SF Total Office Space including ±6,410 SF Existing SCIF Area



FEATURES

- Existing SCIF area for secure operations
- Dedicated entrance for controlled access
- Efficient layout supporting collaborative and classified work environments
- Move-in readiness with partial furnishings included



Benefit from Close Proximity to Peterson SFB, Schriever SFB & Colorado Springs Airport

