



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



1755 TELSTAR DRIVE
COLORADO SPRINGS, CO 80920

CLASS A OFFICE FOR LEASE



OWNED AND MANAGED BY:

Broe
Real Estate Group



**1755 TELSTAR DRIVE
COLORADO SPRINGS, CO 80920**

BUILDING AMENITIES



**FITNESS
CENTER**



**SHOWERS &
LOCKERS**



**AMPLE
PARKING**

NEIGHBORS

T. Rowe Price	Northpointe Bank
USAA	Apogee Engineering
Wells Fargo	California Casualty
Kaiser Permanente	LinQuest
Lockheed Martin	Thrivent Financial
Challenger Homes	Caption Call
USPS	DaVita Medical
T-Mobile	AECOM
Strategic Financial Partners	Rocky Mountain Healthcare
Charles Schwab	Keller Homes

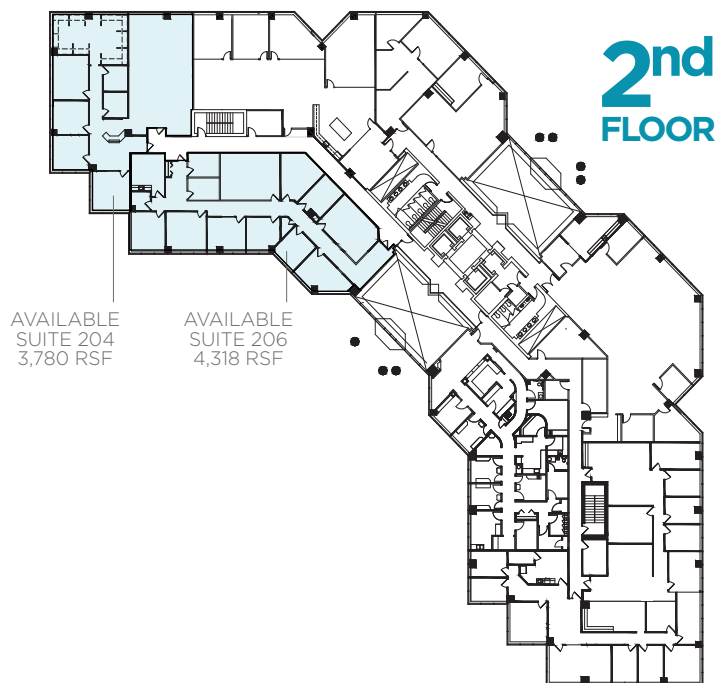
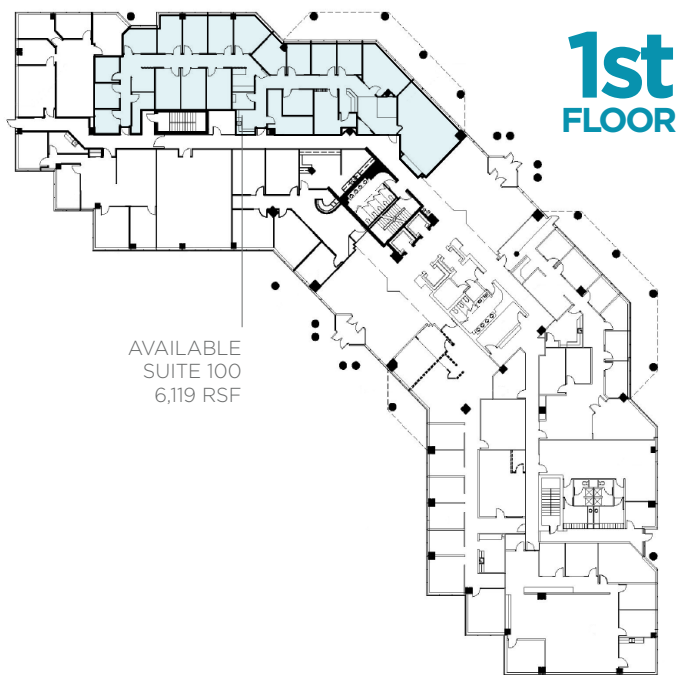
RETAIL/SERVICES

Apple	Market
Anthropologie	Pier 1 Imports
Gap	Banana Republic
Pottery Barn	Ulta Beauty
lululemon	Eddie Bauer
Sephora	Bath & Body Works
Nordstrom Rack	T-Mobile
Whole Foods	Jos. A Bank
Toni & Guy	Macy's
Williams-Sonoma	DSW
White House Black	REI



CLASS-A OFFICE SPACE WITH HIGH-END FINISHES
RECENT COMMON AREA IMPROVEMENTS
PANORAMIC FRONT RANGE VIEWS
EASY ACCESS TO I-25/MINUTES TO DOWNTOWN





AVAILABLE SPACE:

Suite 100: 6,119 RSF (11/1/25)

Suite 204: 3,780 RSF

Suite 206: 4,318 RSF
8,098 RSF contiguous

Suite 309: 4,062 RSF (sublease)
Term through 5/31/27

LEASE RATE:

Contact Broker

EXPENSES:

\$9.59 per RSF (2025 estimate)

BUILDING SIZE:

156,311 RSF

TENANT IMPROVEMENTS:

Negotiable

PARKING:

4 spaces per 1,000 RSF

STORIES:

5

INTERNET/FIBER:

Comcast, Level 3/TW Telecom
Cricket (cable only)
Century Link (cable only)





5 MINUTES TO
I-25



20 MINUTES TO
DOWNTOWN



30 MINUTES TO
COS AIRPORT



DENVER METRO
(30 MIN)



ZEB APARTMENTS
193 Units

ELEMENTS AT
BRIARGATE
300 Units



The Promenade Shops
at BRIARGATE



AREA RESTAURANTS

Applebee's
Bad Daddy's Burger Bar
Basil & Barley
Biaggi's
Buffalo Wild Wings
Chaang Thai
Chick-fil-A
Chipotle
Chuy's
Cold Stone
Cracker Barrel

Crave Real Burgers
Culver's
Dutch Bros Coffee
Einstein Bros.
Five Guys
HuHot Mongolian Grill
IHOP
Jimmy Johns
Kung Fu Tea
Lanshing Cafe
Lazy Dog

Lulu's Frozen Yogurt
Marco's Pizza
Menya Ramen & Poke
Mimi's Cafe
MOD Pizza
Modern Market
Monica's Taco Shop
Old Chicago
Olive Garden
On the Border
Outback Steakhouse

P.F. Chang's
Panera Bread
Pei Wei Asian Kitchen
QDOBA
Raising Cane's
Red Robin
Saltgrass Steakhouse
Schlotzky's
Smashburger
Snooze, an A.M. eatery

Starbucks
Steak 'n Shake
Ted's Montana Grill
Thai Basil
Tilted Kilt
Tokyo Joe's
Urban Egg
Urban Tandoor
Ziggi's Coffee

EXCLUSIVE LEASING AGENTS

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