

**CLASS A OFFICE
FOR LEASE**



EPIC ONE

10807 New Allegiance Drive, Colorado Springs, CO 80921



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

EPIC ONE

10807 New Allegiance Drive
Colorado Springs, CO 80921



BUILDING FEATURES



Expansive mountain views from three sides of building



Headquarter quality space (over \$70 psf of existing TI's in place)



Adjacent to booming retail growth under development



Monument signage and possible building signage available



Fully staffed, on-site property management office



Prominent highway identity, exception location and access



Class A LEED Silver Certified Office



Fitness center on-site



High-end finishes throughout

BUILDING SIZE:

146,099 RSF

AVAILABLE SPACE:

Suite 125:	1,394 RSF
Suite 150:	8,312 RSF (pending)
Suite 350:	12,332 RSF
Suite 401:	3,341 RSF (pending)
Suite 520:	3,533 RSF (spec suite)

LEASE RATE:

\$25.00 per RSF NNN

EXPENSES:

\$11.62 per RSF (2025 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

5 spaces per 1,000 RSF

STORIES:

5

YOC:

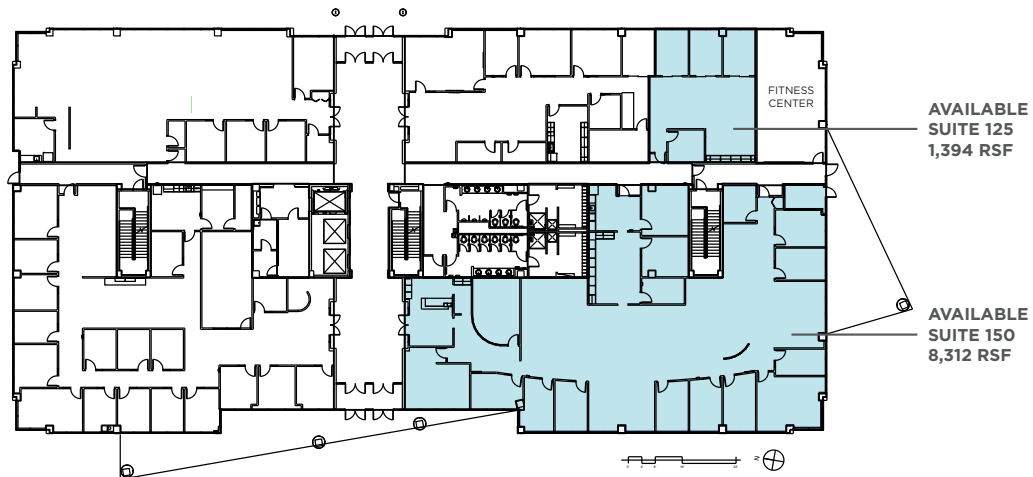
2009

INTERNET/FIBER:

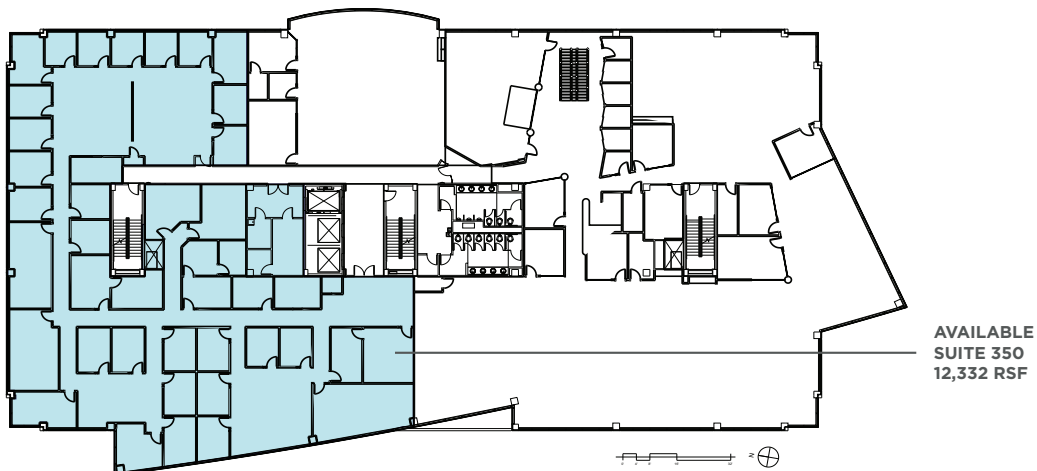
CenturyLink & Comcast



1



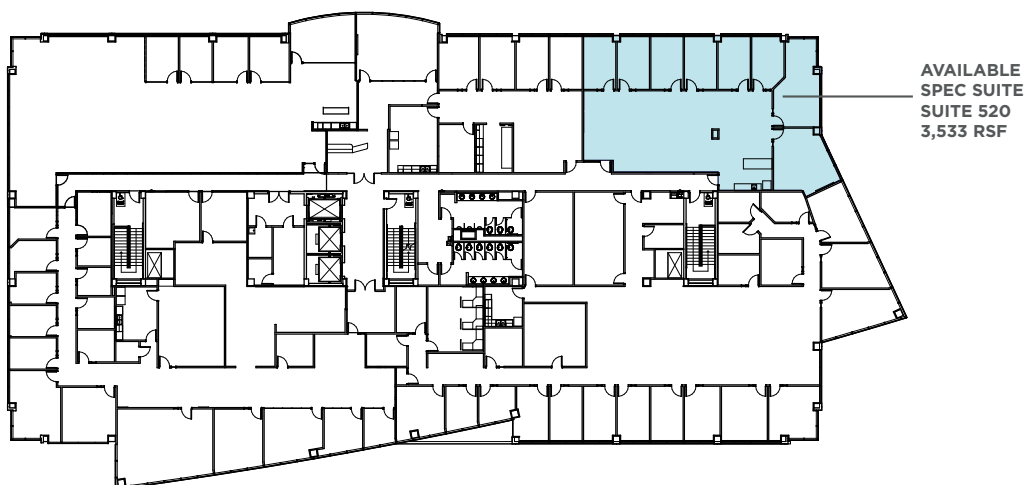
3



4



5



ALBANY ROAD

REAL ESTATE PARTNERS



Eisenhower Golf Club



Falcon Stadium



**U.S. AIR FORCE
ACADEMY**

18,500 Acres



136,000 VPD



USAFA Visitor Center



800 employees



Ent CU Headquarters



Albert Vein Institute, Church
Community Builder, Mtn West
Conference, Penguin Random House

INTERQUEST PKWY



St. Francis – Interquest

ASCEND
CLINICAL



Western
Digital

FEDERAL DR



UnitedHealthcare

VIACI

PHILIPS

LOCKHEED MARTIN

DRIVE TIMES

Downtown Colorado Springs

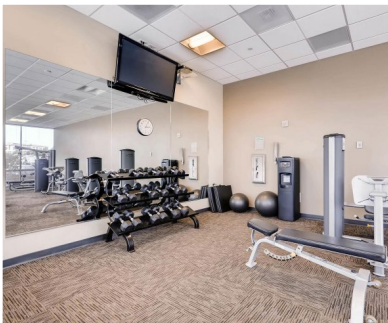
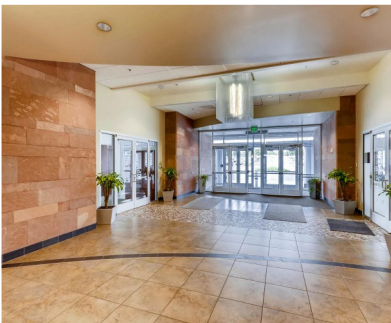
15 Minutes

Colorado Springs Airport

30 Minutes

Metro Denver

35 Minutes



117,932

Population

\$112,381

Median Household
Income

37.4

Median Age

5 mile radius
Source: CoStar

PETER SCOVILLE

Principal

+1 719 330 8339

pscoville@coscommercial.com

GREG PHANEUF

Principal

+1 719 339 9062

gphaneuf@coscommercial.com



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

90 S Cascade Avenue, Suite 1150

Colorado Springs, CO 80903

+1 719 634 1500

coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.