

MOUNTAIN VISTA BUSINESS CENTER

8145 & 8245 N Union Blvd, Colorado Springs, CO 80920



OFFICE/CALL CENTER CAMPUS - PLUG & PLAY OFFICE SPACE

**230,000 SF
FOR LEASE**



PROPERTY INFORMATION

Building Sizes & Availabilities:

	<u>Size</u>	<u>Availability</u>
Main Bldg (8245):	230,300 SF	115,050 SF (1st Floor) 115,250 SF(2nd Floor)

Office/Annex

Bldg (8225):	20,284 SF	20,284 SF
Support Space:	12,790 SF	12,790 SF

Location: Immediately off Union Blvd, south of Research Parkway in the Briargate Development.

Lease Rate: \$12.50 to \$13.50/SF NNN (First Year)

Expenses: \$2.50 PSF (Taxes, Ins, CAM - 2017 Est.)

Zoning: PIP1 (Light Industrial)

Year Built: 1984-1985

Lot Size: 48.98 Acres

Doors: (4) Dock-high / (4) Drive-in

Ceiling Height: 12'-18' dropped; 18'-21.6' girders

Restrooms: Min of 4 Restroom Cores per Floor

Parking: 1,050 Spaces, expandable to accommodate up to 6 per 1,000

Enterprise Zone: Located in Pikes Peak Enterprise Zone; significant tax incentives available

ABOUT THE CAMPUS

> Former Hewlett Packard Campus

> 286,650 SF Campus

> Plug & Play Office Space, Designed for 1,400 call center employees

> Two-story Office and Manufacturing building & Service garage

> Cafeteria with Sand Volleyball, Horseshoe Pits and a Patio

> Beautiful Panoramic Views of the Rocky Mountains

> Immediate Access to and Visibility from Union Boulevard

> Direct Connections to the city's main east/west access roads, Woodmen and Research Parkway, and 3 miles from I-25 and Powers Blvd.

> Convenient access to the city's labor base

*Plug and Play Call/Service Center

- 1,000+ plug and play cubicles
- 20+ conference and breakout rooms
- Large, raised floor IT room
- Executive Offices
- Full Service Building Cafeteria

MICHAEL P. PALMER, SIOR
Senior Broker, Office & Investment
719.228.3626
mpalmer@quantumcommercial.com

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

MOUNTAIN VISTA BUSINESS CENTER

8145 & 8245 N Union Blvd, Colorado Springs, CO 80920

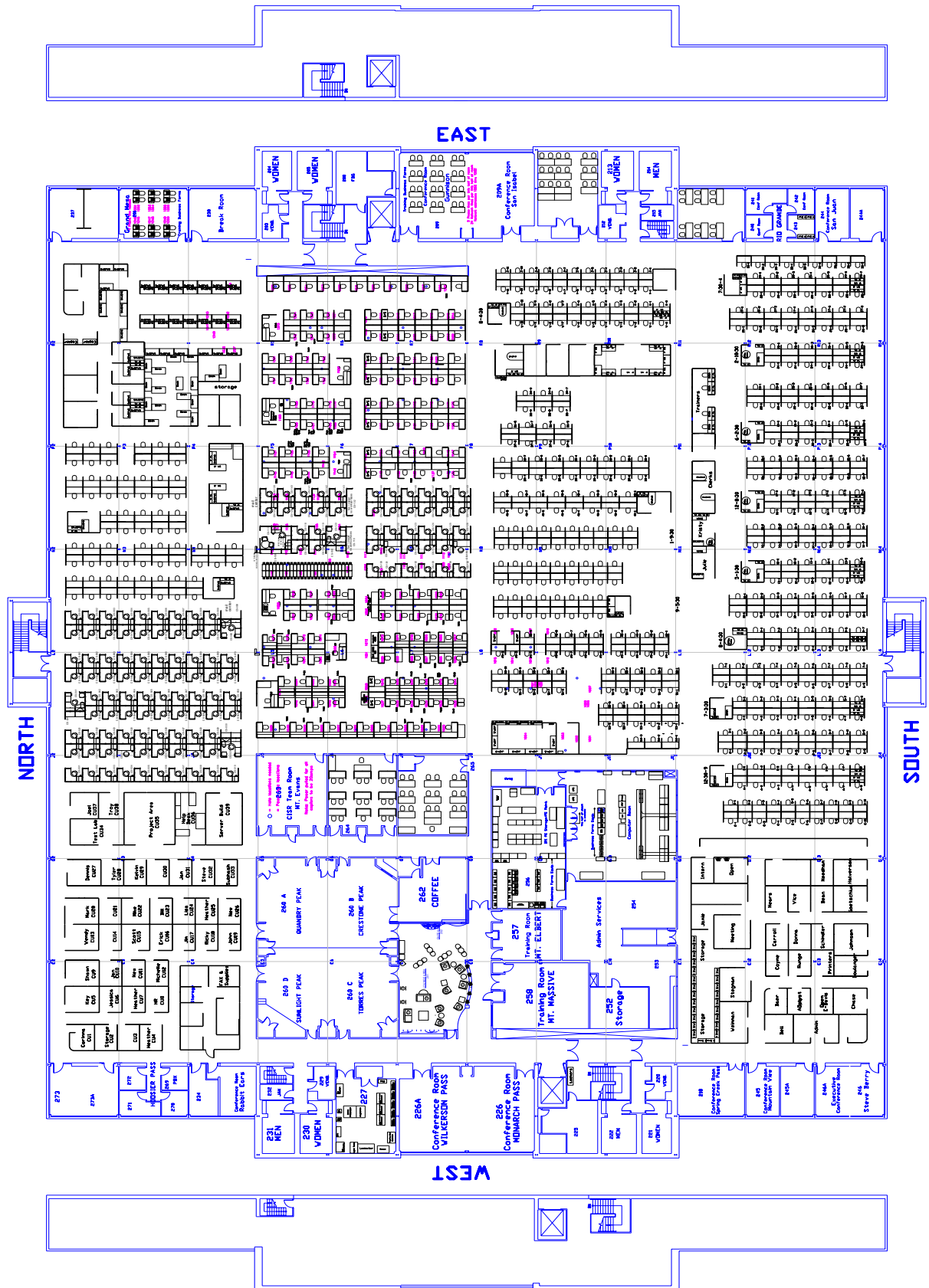
BUILDING DETAILS AND SPECIFICATIONS

CONSTRUCTION	Precast panels with exposed aggregate finish
FLOORS	Concrete floors; 1st floor slab on grade, upper level concrete on metal decking
AMENITIES	Full Service Cafeteria (potential) Loading area with dock high and drive in doors Service garage On-site security Briargate Development area Accommodates heavy parking requirements
HEATING	Boiler #1 Kewanee Model L3W 100 GO 100 HP Boiler #2 Kewanee Model L3W 200 GO 200 HP
COOLING	Chiller #2 Carrier Model 19DM6168CC, 250 TON 775 Pounds R11 Chiller #1 Carrier Model 19DM7897CQ, 500 TON 1200 Pounds R11
AIR HANDLERS	SF #1 Tempmaster Model AFDW-49 75 HP ABB Drive RF #1 Tempmaster Model AFDW-49 30 HP Dynamitic Drive SF #2 Tempmaster Model AFDW-49 75 HP ABB Drive RF #2 Tempmaster Model AFDW-49 30 HP Dynamitic Drive SF #3 Tempmaster Model AFDW-49 75 HP Toshiba E3 Drive RF #3 Tempmaster Model AFDW-49 30 HP Dynamitic Drive SF #4 Tempmaster Model AFDW-49 75 HP ABB Drive RF #4 Tempmaster Model AFDW-49 30 HP Dynamitic Drive
CONTROLS	Johnson Controls Metasys with 1 Front End PC, 1 Network Controller and 24 DX9100 Controllers
COMPRESSED AIR	Air Compressor #1 Atlas Copco Model GA30W 40 HP Air Compressor #2 Atlas Copco Model GA30W 40 HP Air Compressor #3 Atlas Copco Model GA37VSDFF 50 HP
ELECTRICAL	Up to 20 Megawatts available Designed to support 800,000 SF of office space Sub Station S-1 Energy Center GE 480 Volt / 3 Phase / 4 Wire / 4000 Amp Sub Station A East Mezzanine GE 480 Volt / 3 Phase / 4 Wire / 1500 Amp Sub Station C West Mezzanine GE 480 Volt / 3 Phase / 4 Wire / 2500 Amp NOTE: ALL SUB STATIONS ARE FED FROM 500 KVA TRANSFORMERS WITH 600 AMP CAPACITY
EMERGENCY GENERATOR	Cummins Model 502FDR7022JJ W – 350KW, 438 KVA, Diesel powered, 100 gal day tank, 500 gal back up tank
PAGING SYSTEM	Valcom Interface with 4 TOA AMPS
MASTER CLOCK	American Mini-Master
FIRE	Main Panel - Notifier AFP 400; Sub Panel - Notifier AFP 200; 2 Power Supplies -Notifier FCPS-24S6
COMMUNICATIONS	ICG Fully Redundant Fiber Optic Loop located at the property edge on Union Blvd
LOADING DOORS	Four (4) Dock High Four (4) Drive-In

MOUNTAIN VISTA BUSINESS CENTER

8145 & 8245 N Union Blvd, Colorado Springs, CO 80920

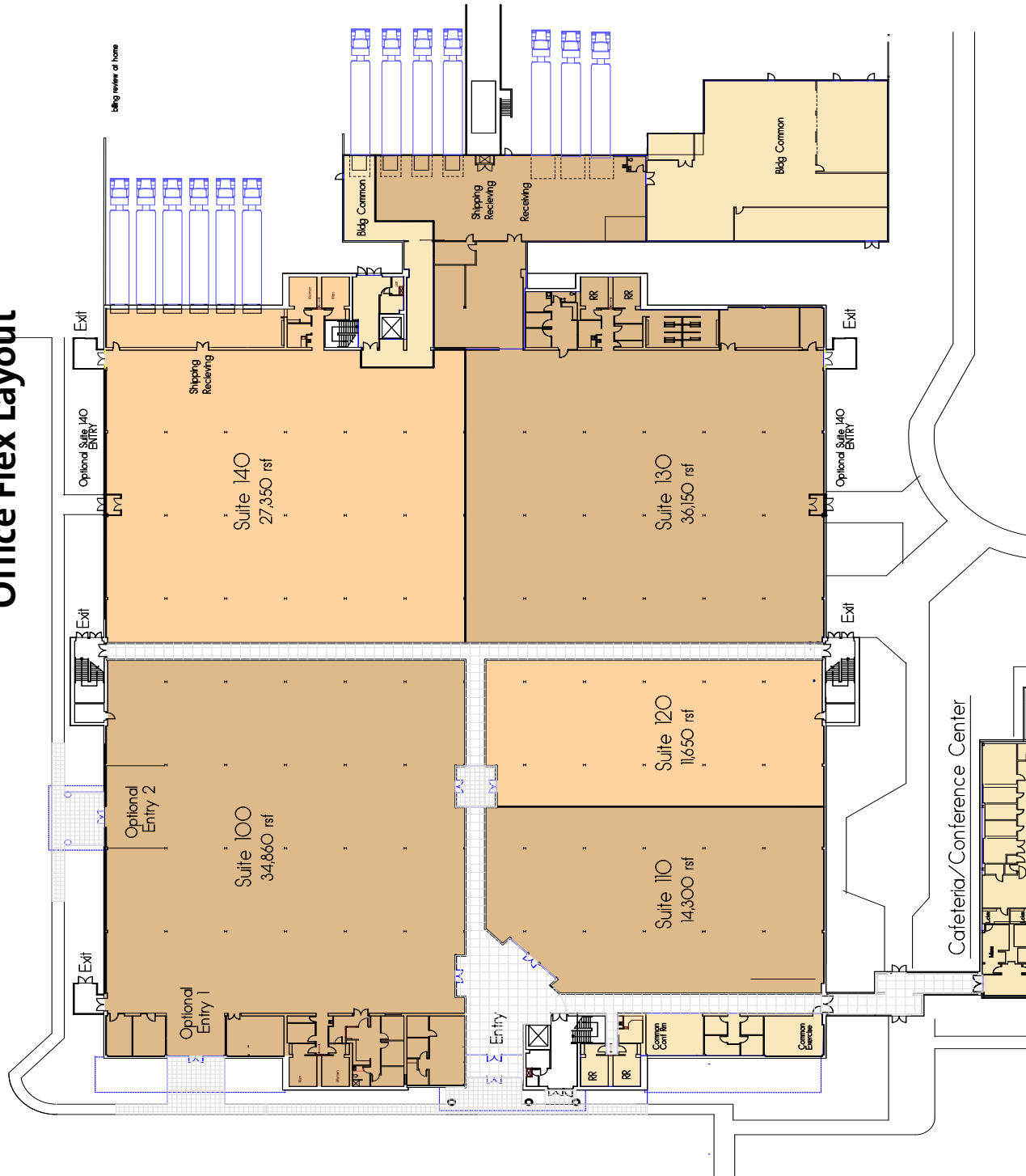
Mountain Vista 2nd Floor - 115,250 SF Existing Plug and Play Layout



MOUNTAIN VISTA BUSINESS CENTER

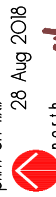
8145 & 8245 N Union Blvd, Colorado Springs, CO 80920

Conceptual 1st Floor Plan #1 Office Flex Layout



Mountain Vista

scale: 1"=40'-0"
print on 11x17
28 Aug 2018



north

ARCHITECT
101 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
719.590.1717

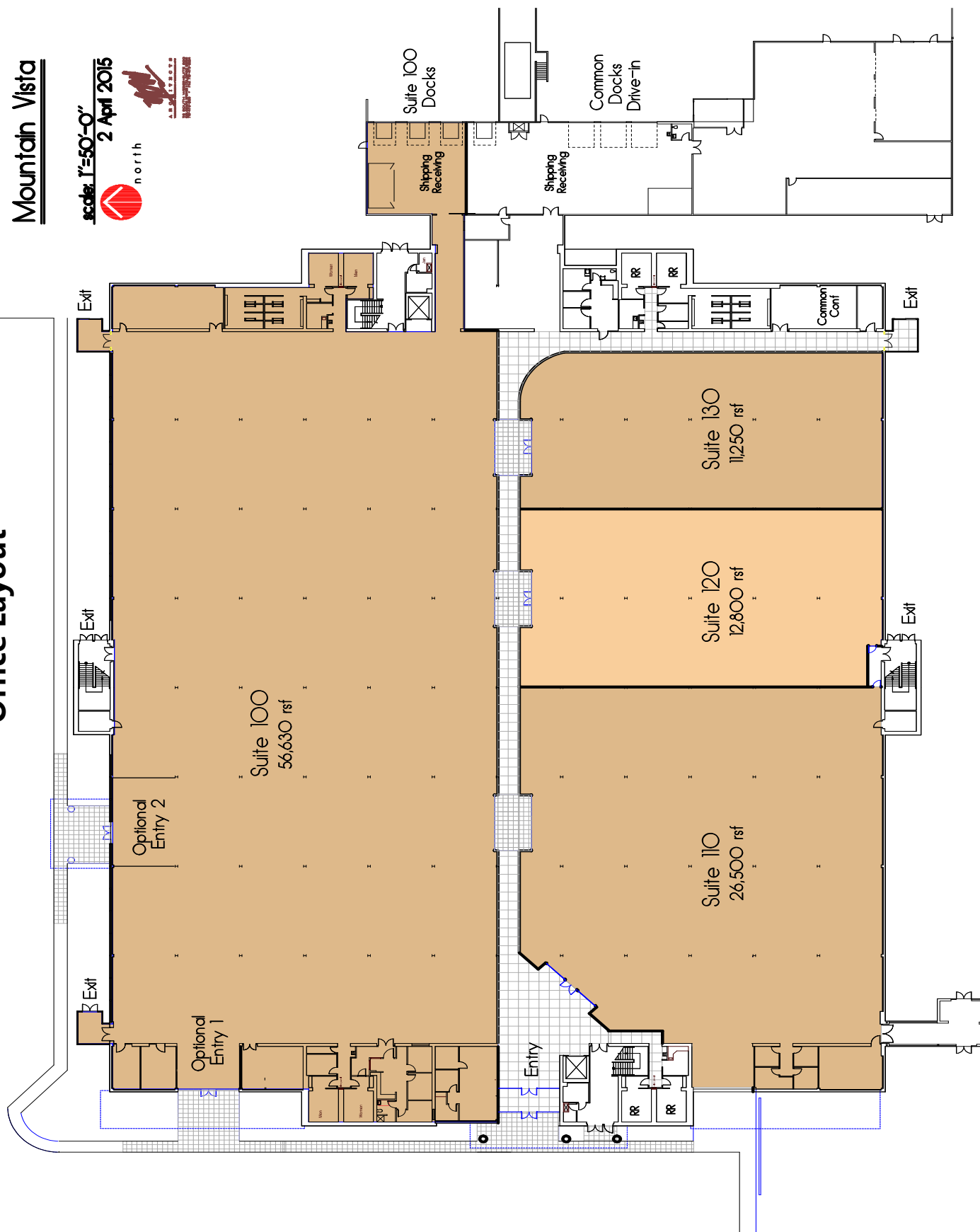
Square Footage

1st Floor - 124,310 RSF
2nd Floor - 131,701 RSF
Building Total - 256,011 RSF

8145 & 8245 N Union Blvd, Colorado Springs, CO 80920

Mountain Vista

scale: 1"=50'-0"
2 April 2015



MOUNTAIN VISTA BUSINESS CENTER

8145 & 8245 N Union Blvd, Colorado Springs, CO 80920



1st Floor looking toward NW Corner



Cafeteria Interior Meeting Arrangement

