



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

CLASS A OFFICE FOR LEASE

ONE GATEWAY PLAZA

1330 INVERNESS DR



About the BUILDING

ONE GATEWAY PLAZA is a five-story office property, situated just seventy miles due south of Denver between the Peterson Air Force Base and Fort Carson Army Base in Colorado Springs, offers excellent highway access, best in class parking, signage opportunities and ample amenities. Tenant mix primarily consists of national and regional Department of Defense contractors.



On-site
workout
facilities

On-site security
officer

Men's & women's
showers

Easy access to Peterson &
Schriever AFB, NORAD,
Fort Carson, I-25 &
Colorado Springs Airport

Newly upgraded common areas

Upgraded restrooms

Wi-fi throughout the building

New parking surface

FEATURES

LEASE RATE

Contact
Broker

EXPENSES

\$9.37 per RSF
(2025 Est.)

FIBER

Century Link
& Comcast

PARKING

3.15 per
1,000 RSF

STORIES

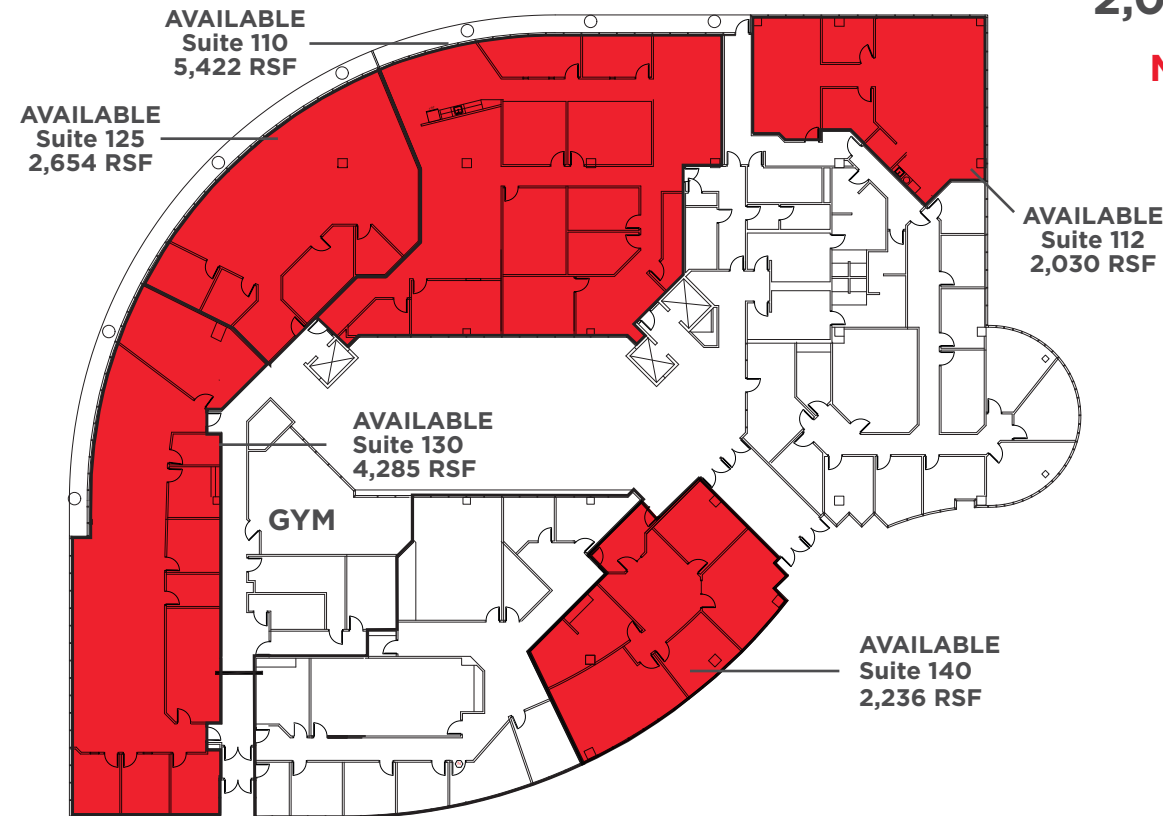
5

**BUILDING SIGNAGE
AVAILABLE**

FIRST FLOOR

2,030 - 16,627 RSF

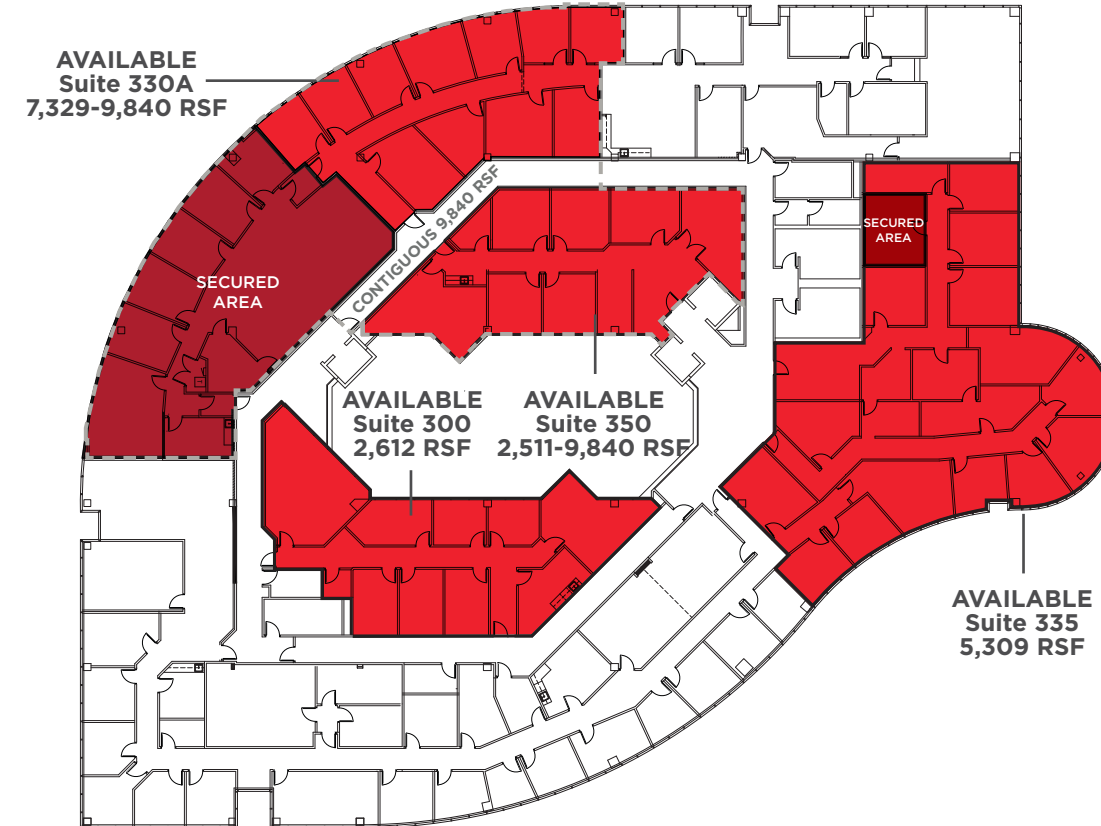
**MAX CONTIGUOUS:
12,361 RSF**



THIRD FLOOR

2,511 - 17,761 RSF

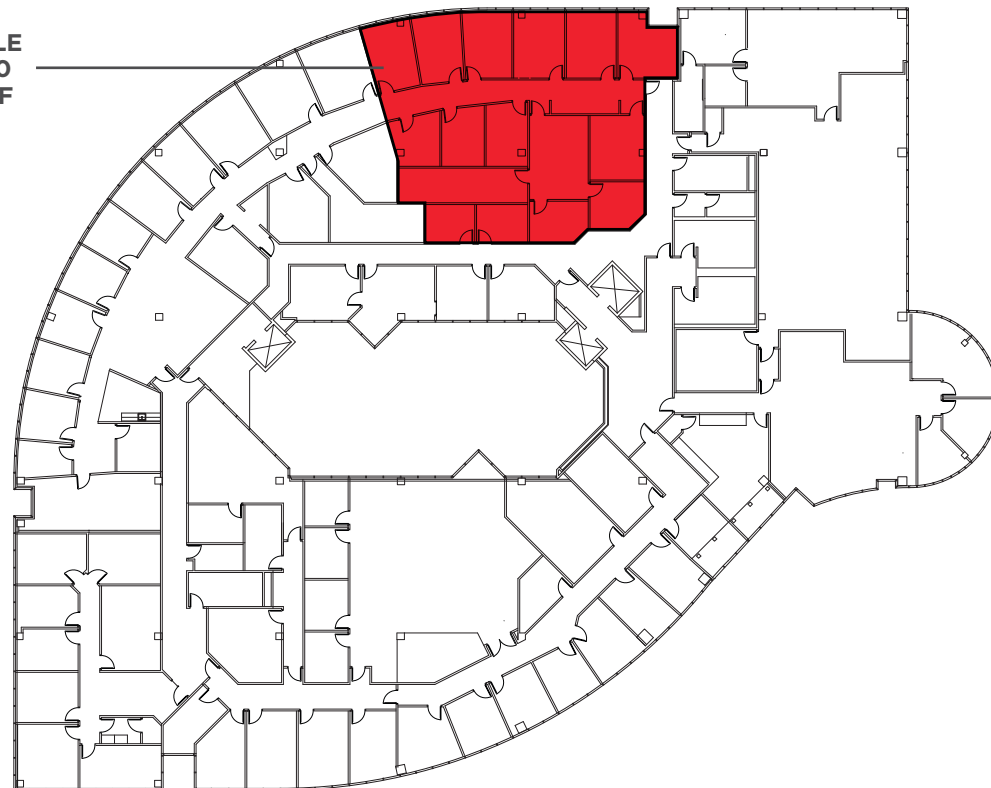
**MAX CONTIGUOUS:
9,840 RSF**



SECOND FLOOR

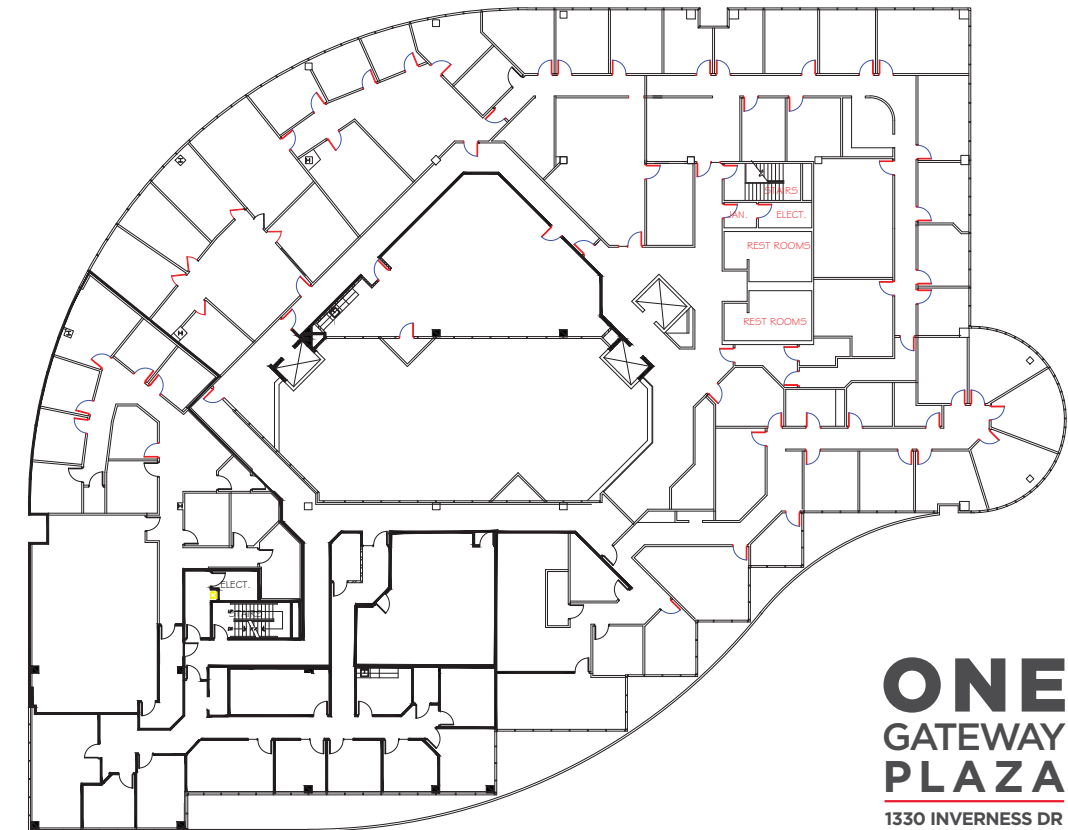
3,796 RSF

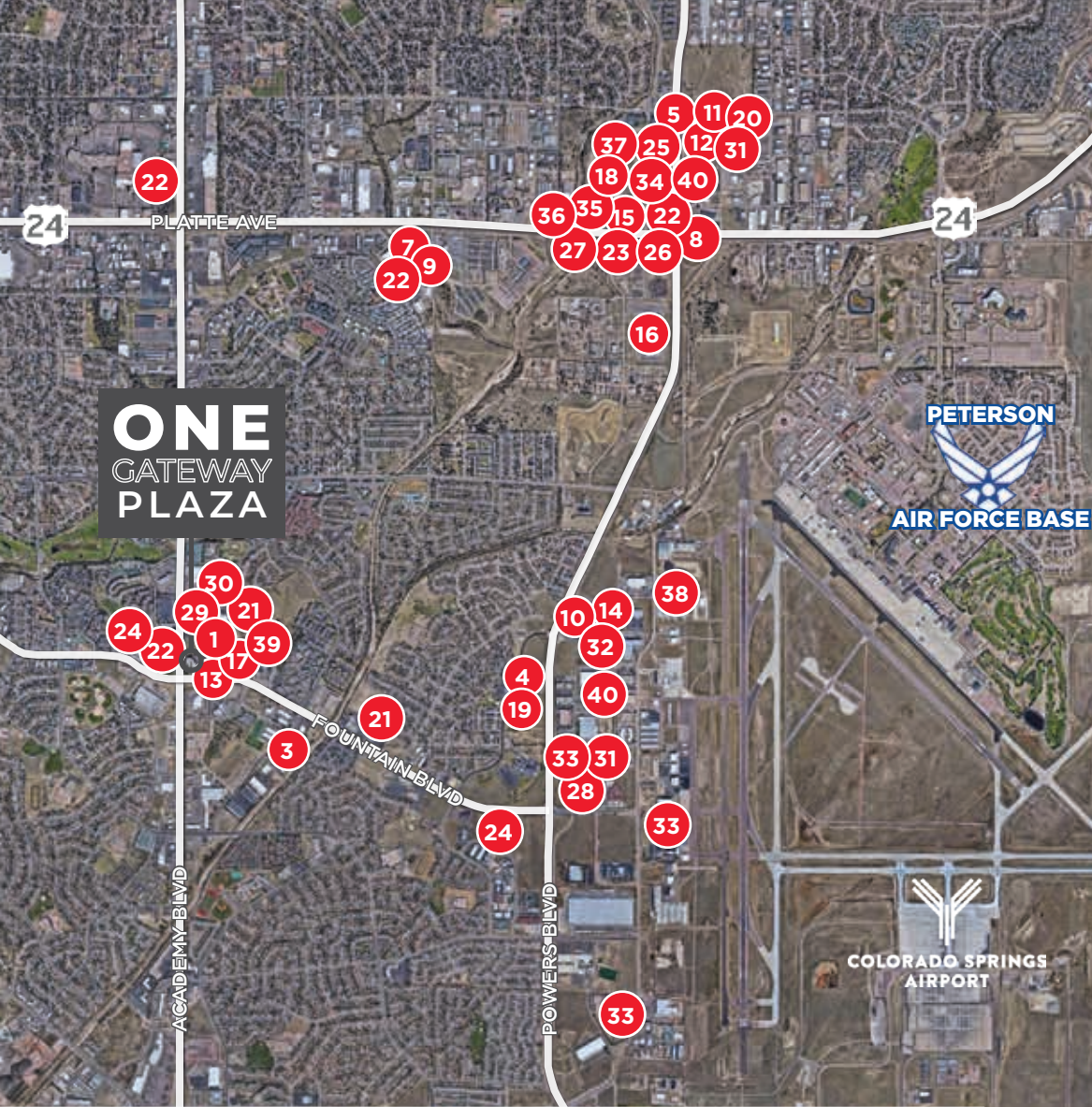
AVAILABLE Suite 200
3,796 RSF



FOURTH FLOOR

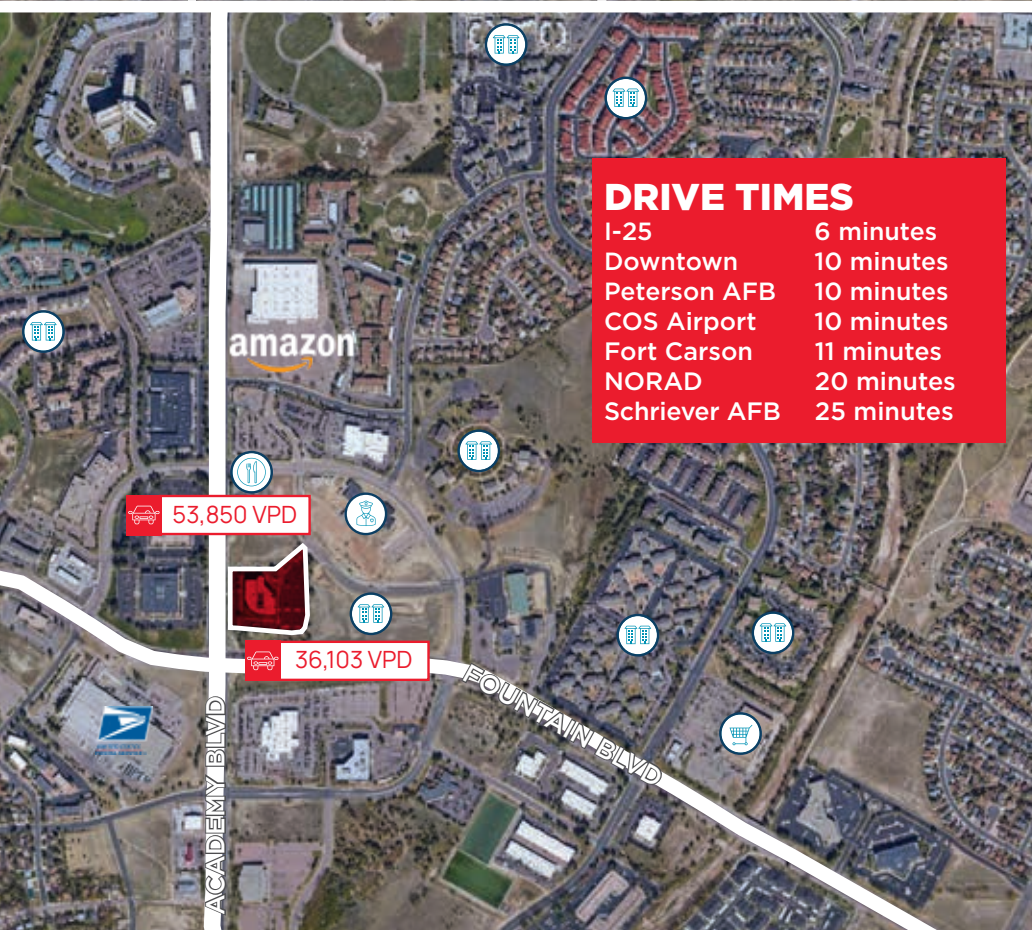
FULLY LEASED





CORPORATE NEIGHBORS

1. Aegis Technologies
2. The Aerospace Corporation
3. Allied Associates International
4. Analytical Systems Incorporated
5. AT&T Government Solutions
6. Ball Aerospace
7. Boeing Company
8. Booz Allen Hamilton
9. CACI International, Inc.
10. Collins Aerospace
11. COLSA Corporation
12. Cosmic AES
13. Dynetics
14. ENSCO
15. ExoAnalytic Solutions
16. FedEx
17. General Dynamics
18. Integrity Applications Inc. (IAI)
19. Intecon
20. Jacobs Technology Inc.
21. L3Harris
22. Lockheed Martin Corporation
23. MIT
24. The MITRE Corporation
25. MTSI
26. Northrop Grumman
27. Odyssey Systems
28. Quantech Services
29. Quantum Research International
30. Raytheon Company
31. SAIC
32. Serco
33. Sierra Nevada Corporation
34. Sonalysts
35. Summit Technical Solutions
36. System High Corporation
37. Tecolote Research
38. Trine Aerospace
39. US Army Corp Of Engineers
40. UTC Aerospace Systems
41. Vectrus



DRIVE TIMES

I-25	6 minutes
Downtown	10 minutes
Peterson AFB	10 minutes
COS Airport	10 minutes
Fort Carson	11 minutes
NORAD	20 minutes
Schriever AFB	25 minutes

53,850 VPD

36,103 VPD



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

DAVID SCHROEDER II

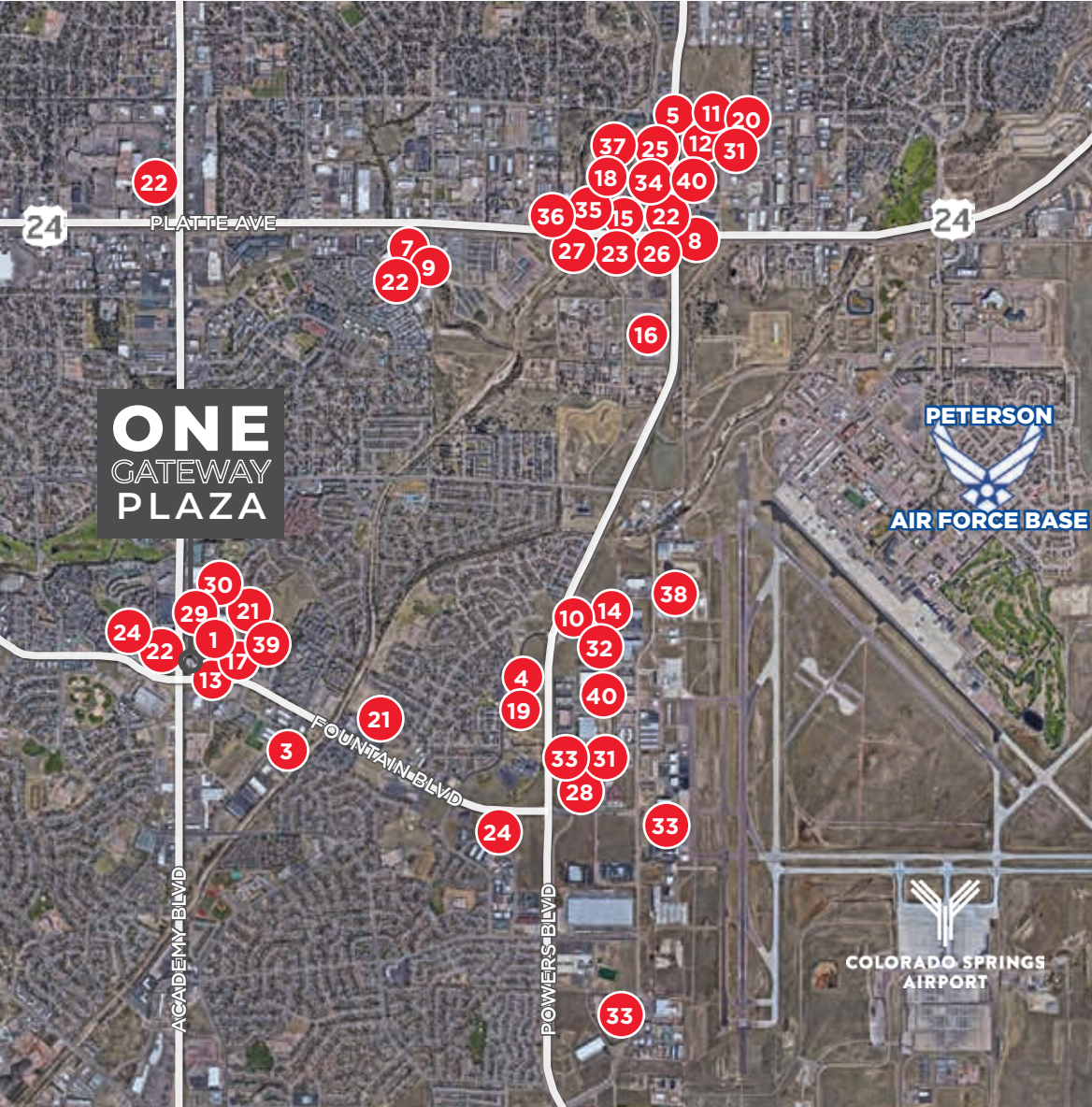
Director

O: +1 719 418 4066

M: +1 719 322 3078

dschroeder@coscommercial.com

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