

THE PRESIDIO



1155 KELLY JOHNSON BOULEVARD, COLORADO SPRINGS, COLORADO
A MAIER SIEBEL BABER PROPERTY

THE PRESIDIO

PROJECT OVERVIEW

<i>Project</i>	Five-story, Class A suburban office property with landscaped entry island and circular drive. Building façade is highlighted by crescent radiused curtain walls, coming to a point at either end of the development. Two-story atrium entry with a main circulation stair features granite and marble finishes.	<i>Construction</i>	Slab-on-grade construction with steel beams and columns, accentuated by reflective green glazing and white horizontal mullion caps.
<i>Year Built</i>	1987	<i>Location</i>	Located in the Northern Interstate 25 corridor of Colorado Springs at the juncture of Highway 83 and Academy Boulevard.
<i>Total SF</i>	81,037± SF	<i>Access</i>	The Presidio is accessed via the Academy Boulevard interchange. The primary North-South Artery of Colorado Springs, I-25 connects the Presidio with the CBD, the Airport, the Air Force Academy and Denver to the North.
<i>Site</i>	4.16 Acres		

DESIGN FEATURES

<i>HVAC</i>	Heating ventilation and air conditioning are provided by variable air volume boxes in individual tenant suites and rooftop package units.	<i>Elevators</i>	The building is serviced by two Dover, hydraulic elevators, each with a 2,500 lb capacity and a car speed of 150 feet per minute.
<i>Life Safety</i>	The complex is fire sprinklered throughout. A roving patrol is provided after-hours. Card and key entry required for after-hour access to tenant suites.	<i>Floor Plates</i>	Floor 1 - 18,275± SF Floor 2 - 20,353± SF Floor 3 - 21,168± SF Floor 4 - 21,241± SF
		<i>Load Factor</i>	14.5% Multi-tenant

AMENITIES

<i>Parking</i>	A total of 237 parking stalls provide a ratio of 2.9 spaces per 1,000 SF.	<i>Building Services</i>	Stepped exterior balconies on the third and fourth floors provide aesthetic interest and private exterior access. A raised concrete loading dock platform is provided at the west entrance.
<i>Building Hours</i>	Building hours and services are from 6:00 a.m. to 6:00 p.m. Monday through Friday, and 6:00 a.m. to 12:00 p.m. Saturdays.	<i>View</i>	The building's west elevation affords dramatic vistas of the Rocky Mountains, including Pikes Peak.
<i>Retail Services</i>	Adjacent to Colorado Springs' primary retail corridor on Academy Boulevard and within close proximity to Chapel Hills regional mall.		