



## Northrop Grumman Campus

Colorado Springs, Colorado

### Project Summary

131,000 SF

Three-story Class A concrete  
tilt-up office building

15 Acre site

Conference Centers

Cafeteria

622-space parking lot

### Services Provided

Acquisition

Development Management

Construction Management

### Project Timeline

Groundbreaking - November  
2006

Completion - March 2008

Disposition - 2008

Low Enterprises was selected by Northrop Grumman Corporation to develop a build-to-suit facility in the 1,000-acre Colorado Springs Airport Business Park. The three-story, Class A 131,000 square foot building broke ground in late 2006 and was completed in March, 2008. The land is leased from the Colorado Springs Airport Authority on a 50-year ground lease with an opportunity to extend to 99 years. The parcel allows Northrop the option to expand into two additional facilities as needed.

The building features inviting and efficient space that not only met the specific needs of the Northrop Grumman divisions but is also a premier property by any measure, with a contemporary design and large, flexible floor plates. The location provides maximum signage visibility, views of Pikes Peak and outdoor campus uses. Surface parking was provided to accommodate 5 cars per 1,000 square feet of floor area.

This new high-tech, state-of-the-art facility provides a superior work environment for the employees and offers operating efficiencies. One of the largest defense contractors in Colorado Springs, Northrop Grumman consolidated its operations in the area, bringing 400 employees from eight separate local offices to the new property. The building was sold to a specialty office real estate investment trust in summer of 2008.

