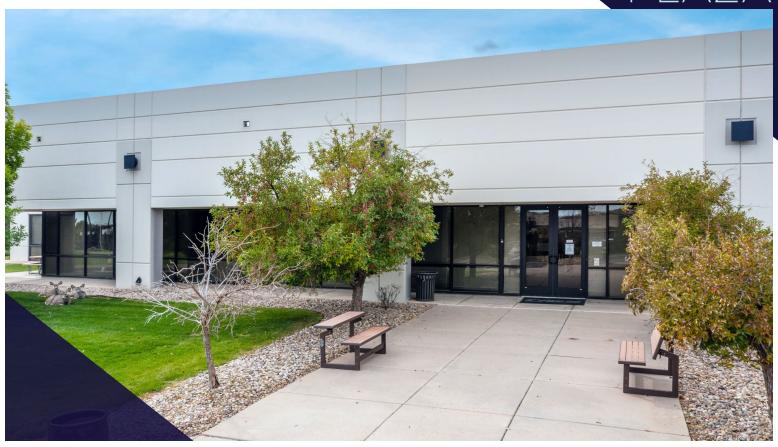


OFFICE FOR LEASE

1357 Garden of the Gods Rd COLORADO SPRINGS, CO 80907

GARDEN GATEWAY PIAZA



Building Size: 25,530 SF

Available Space: Entire building available (2/26):

25,530 RSF (divisible)

Lease Rate: From \$16.50 per RSF NNN

Operating Expenses: \$6.51 per RSF (2025 estimate)

exclusive of janitorial

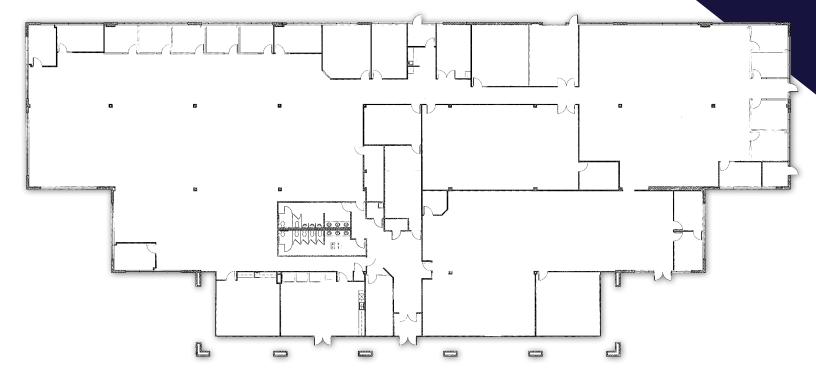
Tenant Improvements: Negotiable

Parking: Up to 5 spaces per 1,000 RSF

Garden of the Gods Rd

- This single-story building blends together a combination of functionality and flexibility
- Less than 5 minutes to I-25
- High parking ratio
- Well-located, along the Garden of the Gods corridor, with easy access
- Ideal for an office/showroom user seeking a high profile, well-located, signature building in a campus setting
- Minutes away from numerous restaurants, hotels, hiking trails, and craft breweries
- Efficient space designed to accommodate an array of uses





25,530 RSF1357 GARDEN OF THE GODS RD



5 MINUTESTO 1-25



AREA AMENITIES

Garden Gateway Plaza is located on the southwest corner of Garden of the Gods Road and Centennial Boulevard, in the heart of the Garden of the Gods corridor, home to a multitude of restaurants, retail, hotels, and craft breweries.

100+
restaurants

within 3 miles

50+
RETAIL OPTIONS

within 3 miles

30+ HOTELS

within 3 miles

9 CRAFT BREWERIES

within 3 miles

PETER SCOVILLE

Principal +1 719 418 4063 pscoville@coscommercial.com **GREG PHANEUF**

Principal +1 719 418 4064 gphaneuf@coscommercial.com



Colorado Springs Commercial

©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.