



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



GARDEN GATEWAY PLAZA

SINGLE-STORY
OFFICE
FOR LEASE

1357 Garden of the Gods Rd
COLORADO SPRINGS, CO 80907

GARDEN GATEWAY PLAZA



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



- 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

FLOOR PLAN



25,530 RSF
1357 GARDEN OF THE GODS RD



5 MINUTES
TO I-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

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