

# PALMER CENTER

CLASS A OFFICE | FOR LEASE



90 SOUTH & 2 NORTH CASCADE AVENUE  
**DOWNTOWN COLORADO SPRINGS**



## WELLS FARGO TOWER

90 S CASCADE AVENUE  
220,830 RSF  
15 LEVELS



### AVAILABLE SPACE:

3rd Floor:	15,147 RSF	
Suite 500:	8,394 RSF	
Suite 610:	3,736 RSF	
Suite 670:	1,534 RSF	
7th Floor:	15,098 RSF	
Suite 900:	4,164 RSF	
Suite 950:	4,214 RSF	
Suite 1120:	2,510 RSF	
Suite 1270:	2,403 RSF	
Suite 1400:	9,540 RSF	

**LEASE RATE:** Contact Broker

**EXPENSES:** \$9.38 per RSF (2024 est.)

**LOAD FACTOR:** 1.15%

**PARKING RATIO:** 3 underground stalls per 1,000 RSF, starting at \$95.00/stall/month

**Y.O.C.:** 1990

**INTERNET/FIBER:** Comcast, Level 3/TW Telecom, Century Link

## 1ST BANK BUILDING

2 N CASCADE AVENUE  
149,426 RSF  
14 LEVELS



### AVAILABLE SPACE:

2nd Floor:	12,252 RSF	
Suite 390:	924 RSF	
Suite 500:	3,160 RSF	
Suite 590:	924 RSF	
Suite 700:	2,483 RSF	
Suite 790:	924 RSF	
9th Floor:	8,826 RSF	
Suite 1390:	924 RSF	

**LEASE RATE:** Contact Broker

**EXPENSES:** \$10.47 per RSF (2024 est.)

**LOAD FACTOR:** 1.15%

**PARKING RATIO:** 3 underground stalls per 1,000 RSF, starting at \$95.00/stall/month

**Y.O.C.:** 1968 (lobby renovated in 2008)

**INTERNET/FIBER:** Comcast, Level 3/TW Telecom, Century Link



## DOWNTOWN STATS



**682** Acres  
**1.1** square miles  
**120** city blocks



**100+** restaurants, brewers,  
distillers, coffee shops & bars  
**60+** retail shops



**2,919** residential units  
recently completed or under  
construction



**12M+** visits annually  
**1.95M** ann. unique visitors  
**1,118** hotel rooms completed  
or under construction



**5,134** higher education  
students  
**1,567** high school students



**10,472** residents within 1 mi<sup>2</sup>  
**95,762** residents within 3 mi<sup>2</sup>



**4.8M** ft<sup>2</sup> of office space  
**26,600** employees



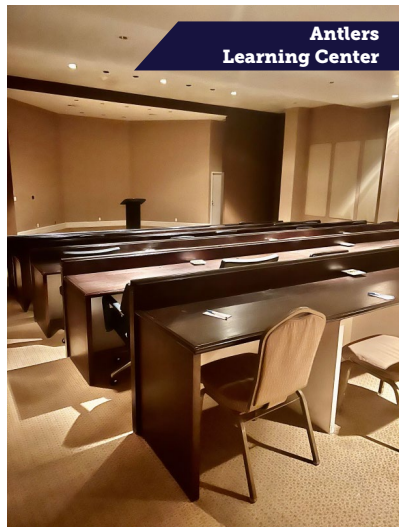
**9,150** parking spaces (and  
growing!)



**180** acres urban parkland



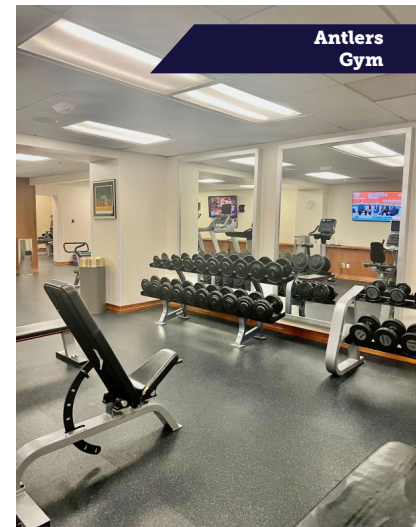
**Antlers  
Game Room**



**Antlers  
Learning Center**



**Antlers  
Indoor/Outdoor Pools**



**Antlers  
Gym**

Palmer Center tenants have access to the **amenities** at The Antlers, A Wyndham Hotel, located in the heart of Palmer Center. The rates for gym access include usage of the **gym, indoor and outdoor pools, hot tub, shower facilities**, and the **game room for \$35.00 per month** or a discounted rate of **\$90.00 for three months**. All tenants also get **15% off hotel stays** for out of state clients/employees. For more extensive classroom settings, there is a **learning center** with a capacity of **54** individuals available to rent at a discounted rate. Additionally, The Antlers offers a range of venues suited to different group sizes, from smaller spaces accommodating **100** individuals to larger venues capable of hosting up to **10,000** people; event rates will vary based on the specific requirements and size of your event.

*Prices and availability are subject to change without notice.*

# PALMER CENTER



## Nearby Restaurants

- |                                 |                                |                           |                             |
|---------------------------------|--------------------------------|---------------------------|-----------------------------|
| 1. The Famous Coffee & Tea Zone | 6. The Melting Pot             | The Mining Exchange       | Luchais                     |
| 2. The Rabbit Hole              | Yoo Mae                        | Springs Orleans           | Garden of the Gods          |
| Bonnie and Read                 | Red Martini                    | La Baguette               | Market and Cafe             |
| Fratelli Ristorante             | Einstein's Bagels              | 9. MacKenzie's Chop House | Salsa Latina                |
| Italiano                        | Ola Juice Bar                  | House                     | 14. Shuga's                 |
| King's Chef Diner               | Chiba Bar                      | 10. The Block Bar/Grill   | 15. Warehouse Restaurant    |
| 3. Story Coffee                 | Phantom Canyon Brewing Company | White Pie Pizzeria        | 16. Duca's Neopolitan Pizza |
| 4. The Skirted Heifer           | 7. Fujiyama                    | China Town                | Starbucks                   |
| Jose Muldoon's                  | Jimmy John's                   | 11. Loyal Coffee          | Spice Island Grill          |
| Paris Crepe                     | East Coast Deli                | 12. Fat Sully's           | 17. Poor Richard's          |
| Pita Pit                        | Marco's Pizza                  | Denver Biscuit Co.        | Tony's                      |
| Azada Mexican Grill             | Urban Egg                      | Atomic Cowboy             | 18. Josh & John's Ice Cream |
| Bambino's Pizzeria              | Saigon Cafe                    | Pikes Peak Brewing        | Odyssey Gastropub           |
| 5. Taste of Jerusalem           | 8. Jax Oyster Bar              | COATI                     | Wild Goose Meeting House    |
| Bingo Burger                    | Colorado Craft                 | The Exchange              | Carl's Jr.                  |
| Solar Roast Coffee              | Red Gravy                      | Frozen Gold               |                             |
| Shame & Regret                  | Jack Quinn's                   | Cork & Cask               |                             |
| Oskar Blues Grill               | Poke Bop                       | Dos Santos                |                             |
| T-Byrds Tacos                   | Chipotle                       | Streetcar 520             |                             |
|                                 |                                | Ephemera                  |                             |

### EXCLUSIVE LEASING AGENT

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