

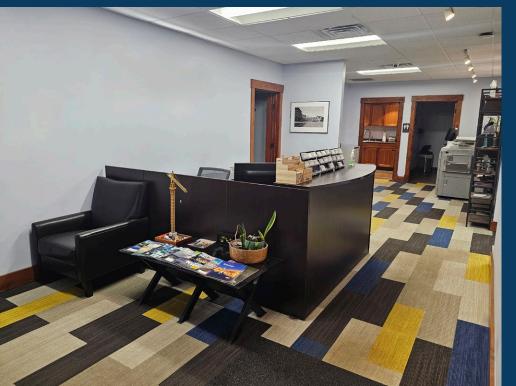
OFFICE FOR SUBLEASE

DEPOT SOUTH

76 S SIERRA MADRE ST SUITE Q & L

COLORADO SPRINGS, CO 80903









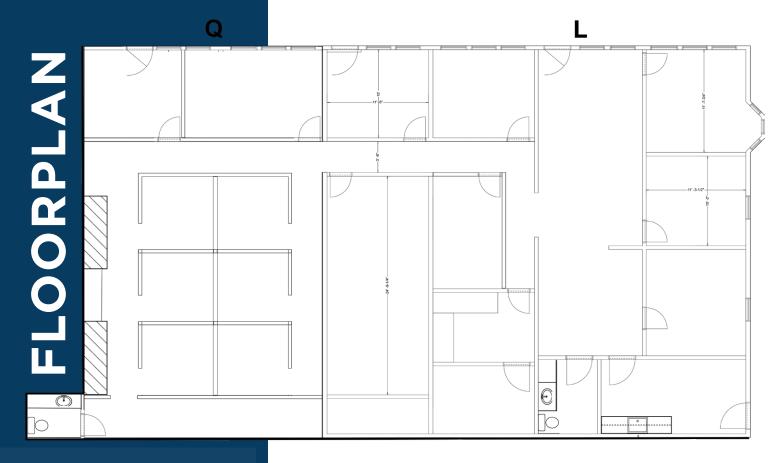
DEPOT SOUTH

76 SOUTH SIERRA MADRE ST

BUILDING SIZE	9,667 SF
STORIES	2
LEASE RATE	\$20/SF FSG
TERM	Through 12/31/26
YEAR BUILT	1969
PARKING RATIO	Free Onsite Parking
ZONING	C6 HR

This historic building is strategically situated in the heart of downtown with unbeatable access to I-25, ensuring seamless connectivity for your business. Enjoy convenient access to major thoroughfares and nearby downtown amenities including cafes, restaurants, and shops, perfect for networking or grabbing a quick bite. With downtown Colorado Springs at your doorstep, you'll have access to cultural attractions, entertainment venues, and more.



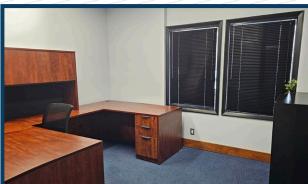


SUITES L & Q: 3,216 RSF

- 9 Hard-wall offices
- · Open Office area with 6 built-in cubicles
- Conference Room & Kitchen/Breakroom
- Free Onsite Parking









DOWNTOWN STATS



682 Acres 1.1 square miles 120 city blocks



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



4.8M ft² of office space 26,600 employees



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



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



9,150 parking spaces (and growing!)



2.919 residential units recently completed or under construction



10,472 residents within 1 mi² 95,762 residents within 3 mi²



180 acres urban parkland

NEARBY RESTAURANTS

- The Famous Coffee & Tea Zone
- The Rabbit Hole Bonnie and Read Fratelli Ristorante Italiano
- King's Chef Diner Story Coffee
- The Skirted Heifer Jose Muldoon's Paris Crepe Pita Pit Azada Mexican Grill
- Bambino's Pizzeria
- Taste of Jerusalem Bingo Burger Solar Roast Coffee Shame & Regret Oskar Blues Grill T-Byrds Tacos
- The Melting Pot Yoo Mae Red Martini Einstein's Bagels Ola Juice Bar Chiba Bar
- Phantom Canyon Brewing Company
- Fujiyama Jimmy John's East Coast Deli Marco's Pizza Urban Egg Saigon Cafe
- Jax Oyster Bar Colorado Craft Red Gravv Jack Quinn's Poke Bop
- Chipotle The Mining Exchange Springs Orleans La Baquette
- 9. MacKenzie's Chop House
- 10. The Block Bar/Grill White Pie Pizzeria China Town
- Loyal Coffee 12. Fat Sully's
- Denver Biscuit Co. Atomic Cowboy
- Pikes Peak Brewing COATI The Exchange Frozen Gold Cork & Cask Dos Santos Streetcar 520 Ephemera
- Luchais 13. Garden of the Gods Market and Cafe Salsa Latina
- 14. Shuga's

- 15. Warehouse Restaurant
- 16. Duca's Neopolitan Pizza Starbucks Poor Richard's Tony's
- 17. Josh & John's Ice Cream Odyssey Gastropub Wild Goose Meeting House Carl's Jr.



Colorado Springs Commercial

GRANT SEANOR

Director gseanor@coscommercial.com O +1 719 418 4071 • M +1 330 412 2297

©2024 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.