



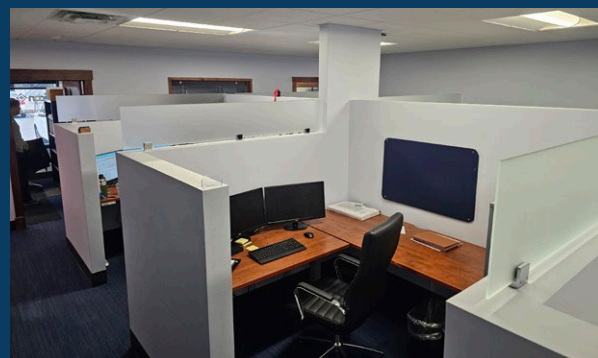
Colorado Springs  
Commercial

**OFFICE  
FOR SUBLEASE**

# DEPOT SOUTH

76 S SIERRA MADRE ST SUITE Q & L  
COLORADO SPRINGS, CO 80903

3,216 SF



# DEPOT SOUTH

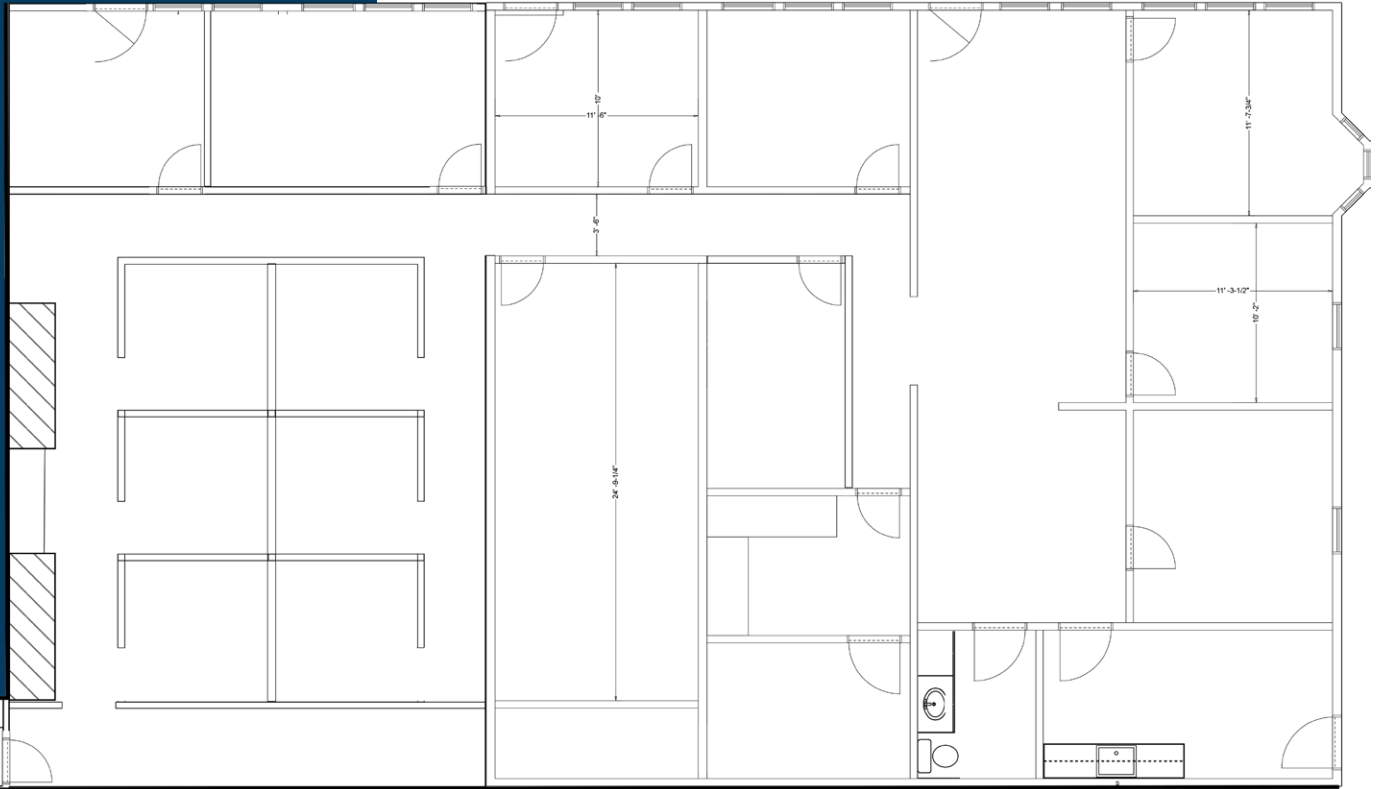
## 76 SOUTH SIERRA MADRE ST

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

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.

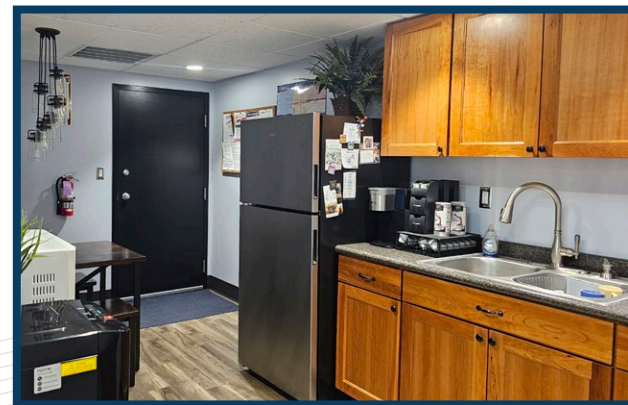


# FLOORPLAN



## 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 ft<sup>2</sup>** 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 mi<sup>2</sup>  
**95,762** residents within 3 mi<sup>2</sup>



**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 Gravy  
Jack Quinn's  
Poke Bop

- Chipotle  
The Mining Exchange  
Springs Orleans  
La Baguette
- MacKenzie's Chop House
- The Block Bar/Grill  
White Pie Pizzeria  
China Town
- Loyal Coffee
- Fat Sully's  
Denver Biscuit Co.  
Atomic Cowboy

- Pikes Peak Brewing  
COATI  
The Exchange  
Frozen Gold  
Cork & Cask  
Dos Santos  
Streetcar 520  
Ephemera  
Luchais
- Garden of the Gods  
Market and Cafe  
Salsa Latina
- Shuga's

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



**Colorado Springs Commercial**

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