



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



GARDEN GATEWAY PLAZA

OFFICE
FOR LEASE

1365 Garden of the Gods Rd
COLORADO SPRINGS, CO 80907

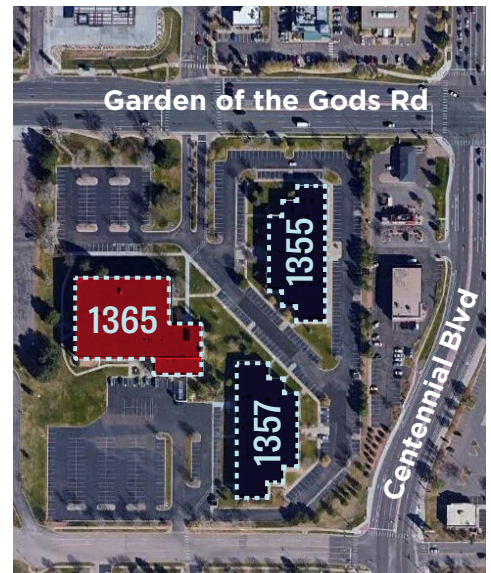
GARDEN GATEWAY PLAZA



U.S Department of Veterans Affairs
The Internal Revenue Service
State of Colorado - Division of
Vocational Rehab
Intuitive Research and Technology

American Legend Homes
Kissing Camels Property Owners
Apartment Association of
Southern Colorado
Bridgers & Paxton

Building Size:	64,122 SF
Available Space:	Suite 200/210: 5,219 RSF (divisible)
Lease Rate:	Contact Broker
Operating Expenses:	\$8.87 per RSF (2025 estimate)
Tenant Improvements:	Negotiable
Parking:	Up to 5 spaces per 1,000 RSF



- Less than 5 minutes to I-25
- Competitive lease rates, Class-A finishes
- Above-standard parking ratio
- Minutes away from numerous restaurants, hotels, hiking trails, and craft breweries
- High-profile building
- Easily accessible location
- Well-located, along the Garden of the Gods corridor
- Minutes away from Garden of the Gods Park

1ST FLOOR
FULLY LEASED

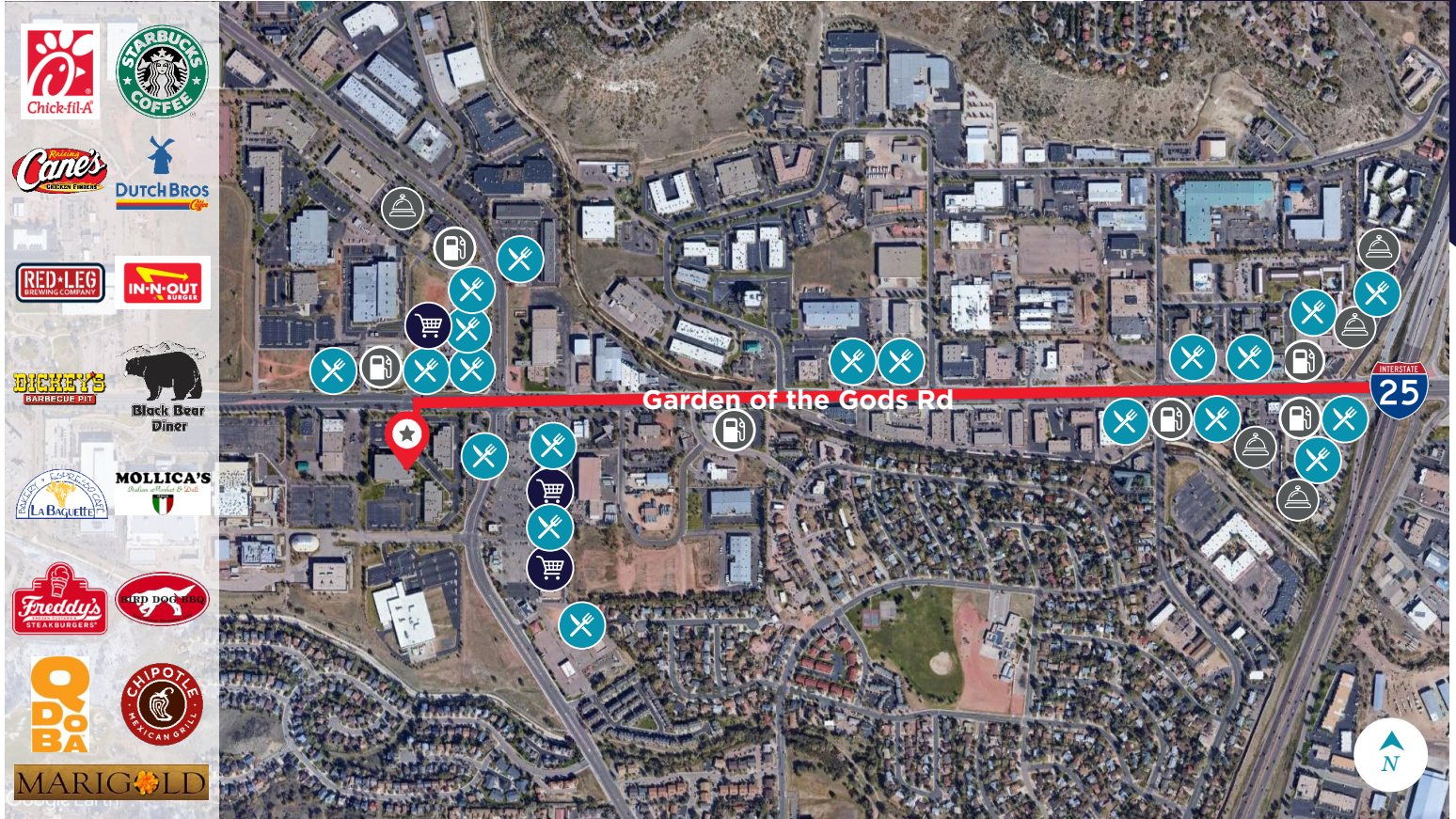
FLOOR
PLANS



2ND FLOOR
5,219 RSF



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

PETER SCOVILLE

Principal

+1 719 418 4063

pscoville@coscommercial.com

GREG PHANEUF

Principal

+1 719 418 4064

gphaneuf@coscommercial.com



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