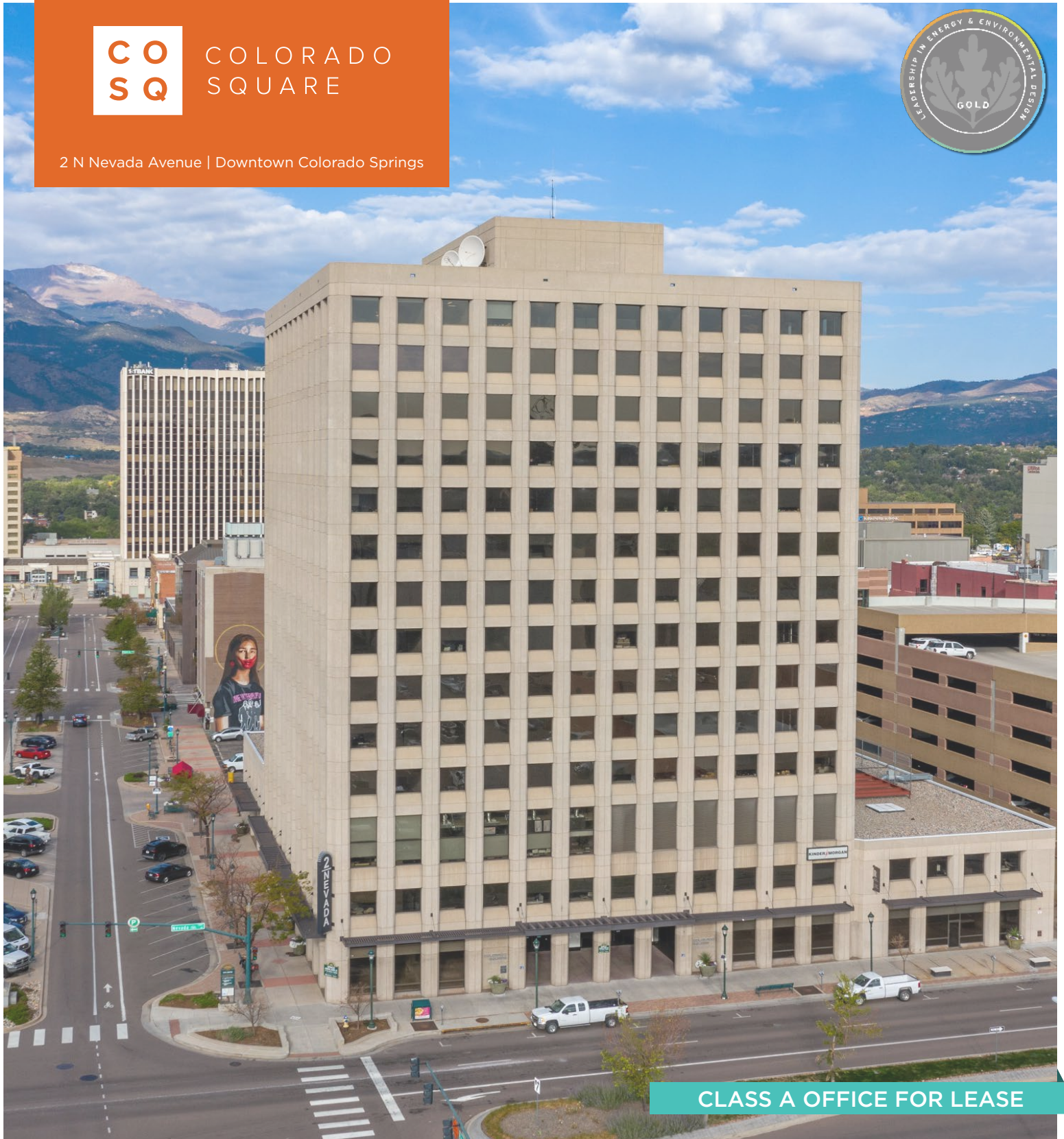


CO  
SQ

COLORADO  
SQUARE

2 N Nevada Avenue | Downtown Colorado Springs



CLASS A OFFICE FOR LEASE

**PETER SCOVILLE**

Principal  
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**GRANT SEANOR**

Director  
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C O  
S Q

## LEASE RATES FROM \$17.00/RSF NNN

**BUILDING SIZE:** 244,068 SF

**STORIES:** 14

**EXPENSES:** \$10.68/RSF  
(2025 est.)

**T.I.:** Negotiable

**RENOVATED:** 2019

**PARKING:** 4:1,000 RSF

*Covered parking available at nearby city parking garage & other parking facilities*

**COLORADO SQUARE** is a Class A office building located at the corner of Nevada Avenue and E. Pikes Peak Avenue. In the heart of Colorado Springs' Downtown District, this amenity rich location is home to many businesses, luxury hotels, and restaurants. One block from Tejon Street, Colorado Square is located within walking distance to fine and casual dining, coffee shops, retail stores and other entertainment options. As part of Colorado Springs' distinctive skyline, this building enjoys 360 degree views of Colorado Springs and the Pikes Peak Region with Downtown's most competitive lease rates.

Colorado Square boasts the lowest cost covered parking downtown, building signage opportunities, and newly renovated common area amenities. The extensive renovations include:

1

### **CLASS A LEED GOLD CERTIFIED OFFICE**

2

Conference room with state-of-the art audiovisual equipment

3

Newly installed roll-up doors open to a patio area with outdoor seating

4

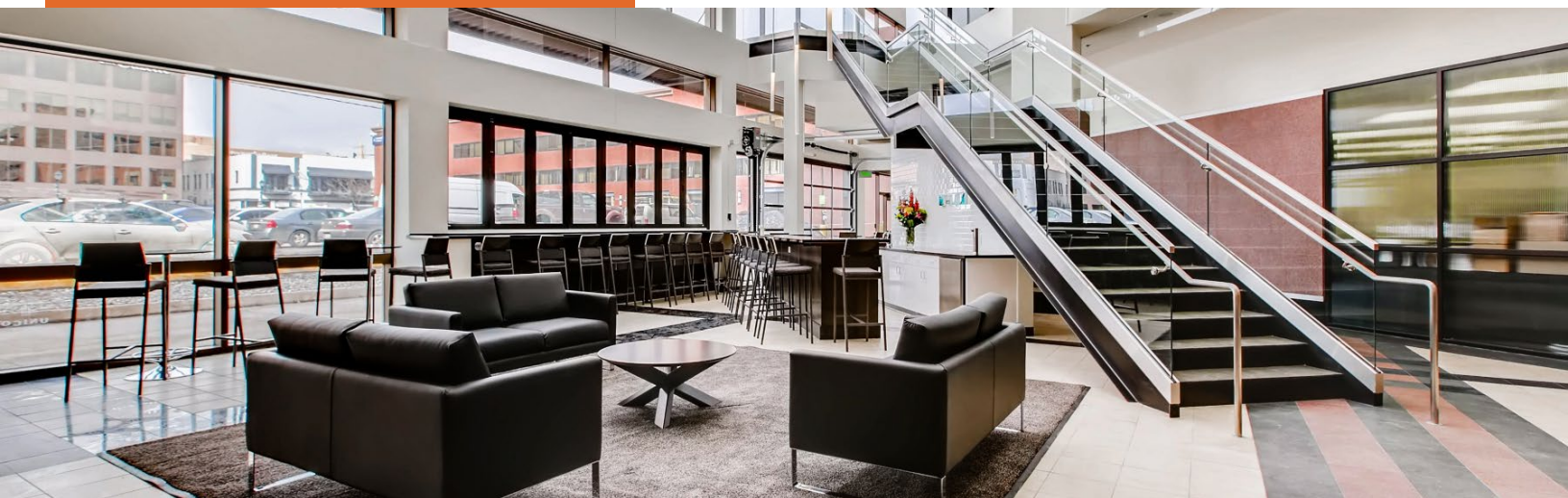
Bar and lounge area reserved exclusively for tenant use

5

**Fitwel Viral Response Certified** – creating healthy and safe environments for all building occupants

6

New fitness center with high-end equipment, refreshed locker rooms, showers, towel service & access to on-demand Wellbeats fitness program







CLICK PHOTOS FOR 3D VIRTUAL TOUR



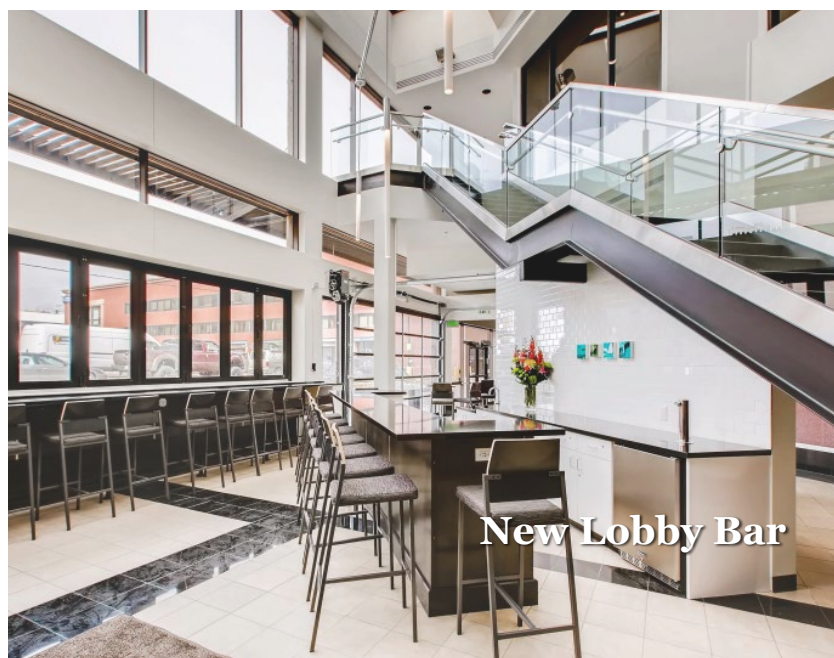
Renovated Lobby



Conference Room



New Fitness Center



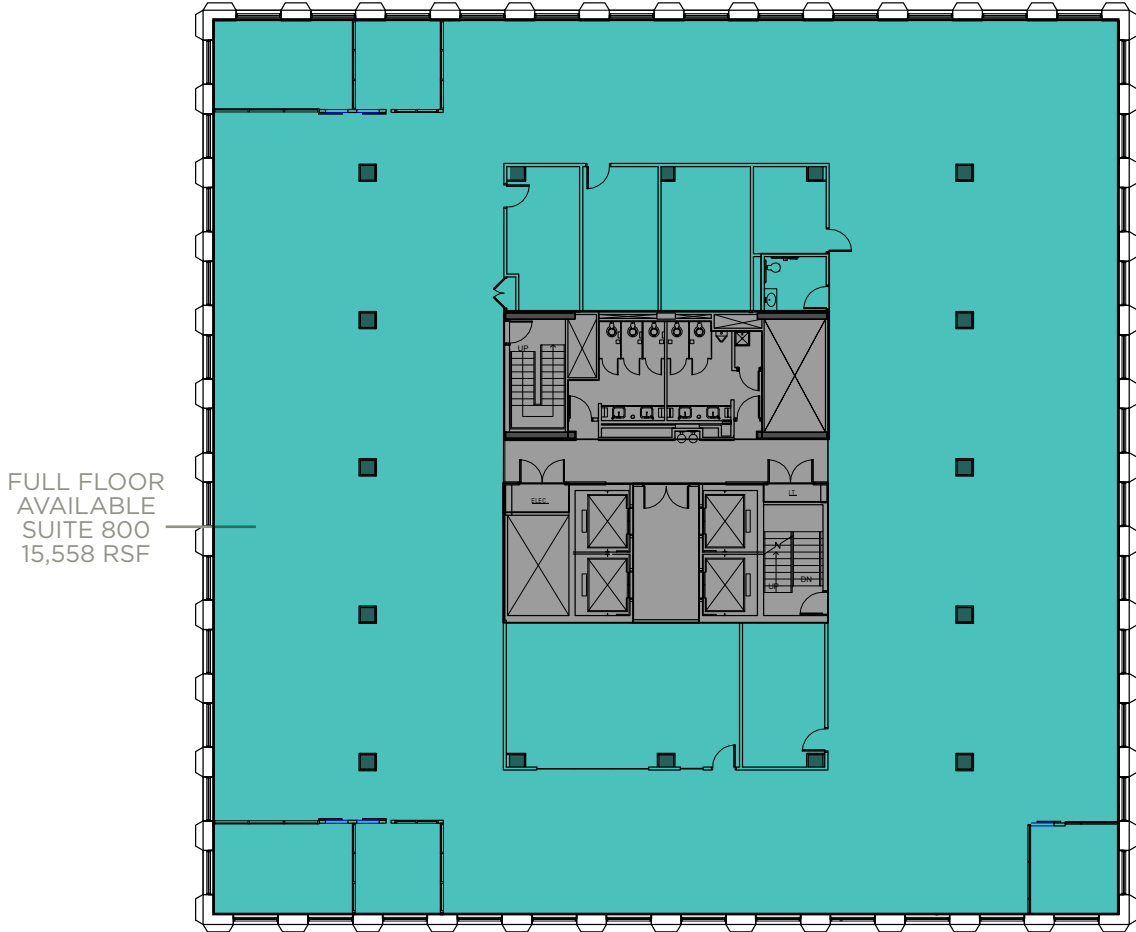
New Lobby Bar



1<sup>st</sup> Floor

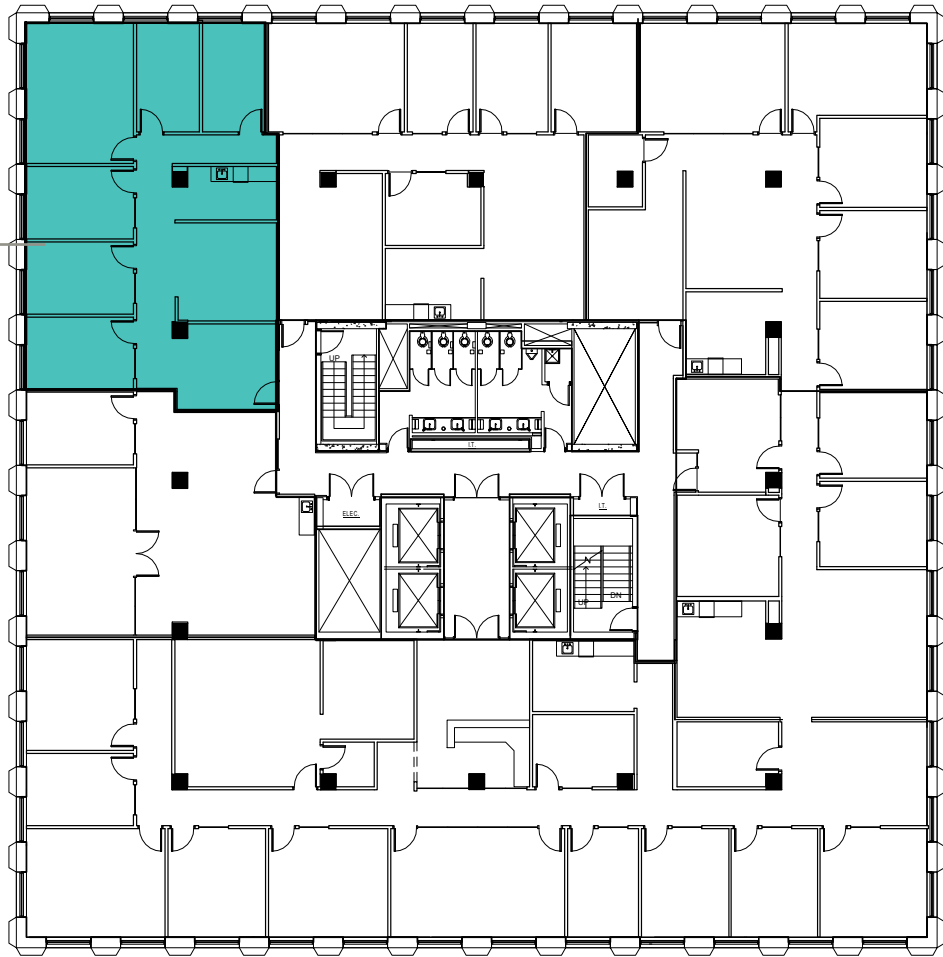


8<sup>th</sup> Floor



# 11<sup>th</sup> Floor

AVAILABLE  
SUITE 1170  
1,995 RSF

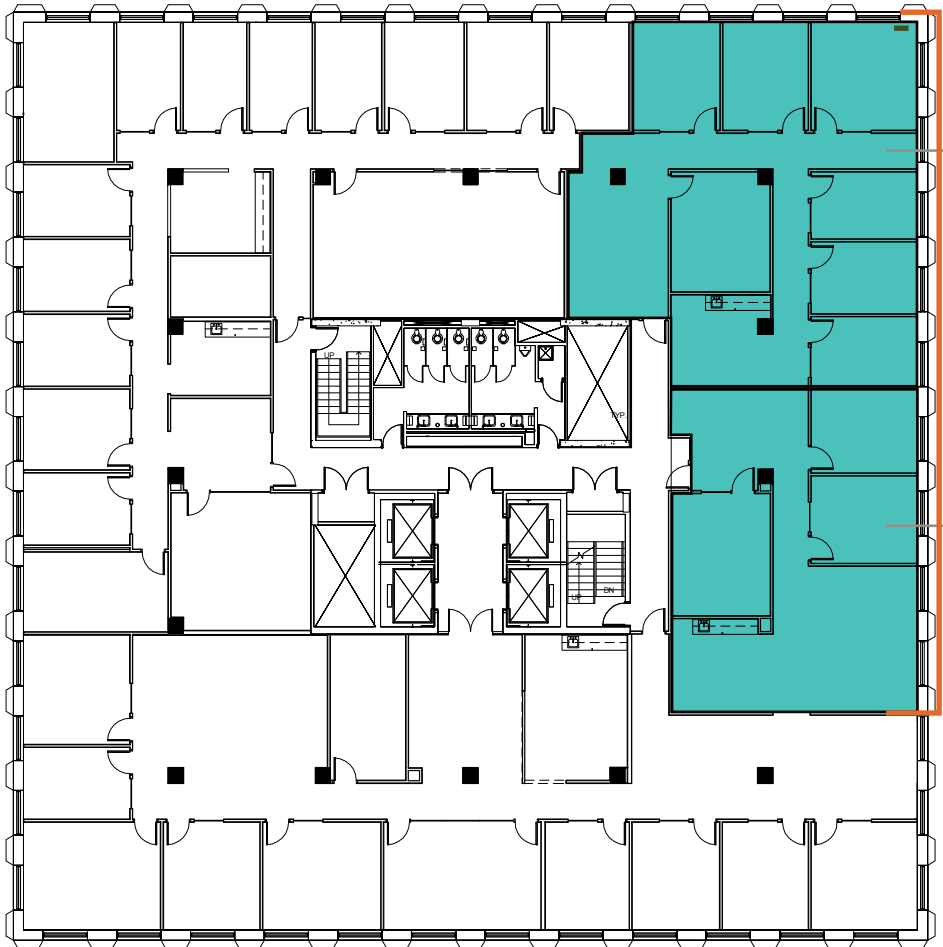


# 12<sup>th</sup> Floor

AVAILABLE  
SUITE 1260  
2,492 RSF

4,238 RSF  
contiguous

AVAILABLE  
SUITE 1240  
1,746 RSF





CO  
SQ

## 13<sup>th</sup> Floor

SPEC-SUITE  
AVAILABLE  
SUITE 1380  
4,860 RSF



**New 4,860 RSF Spec-Suite Available**



## DOWNTOWN COLORADO SPRINGS

is the epicenter for business in the Pikes Peak Region. Rich in amenities, businesses and their employees are drawn to Downtown by convenient access to Interstate 25 and Highway 24; transit; trails and bike facilities; the diversity of real estate options; a walkable environment; a robust and award-winning culinary, craft cocktail, craft coffee and microbrew scene; and surrounding cultural and active lifestyle amenities.



## RANKINGS & ACCOLADES

**#1 Best City for Work-Life Balance**

*Kisi*

**#1 Metro Area for Highest Density of College-Educated Veterans in Leadership Positions**

*LinkedIn*

**#2 Best Place to Live**

*US News & World Report*

**#2 Most Resilient Tech Hub City**

*LinkedIn*

**#2 Most Innovative School: Colorado College**

*US News & World Report*

**#7 Housing Market**

*Realtor.com*

**#9 Best Performing Large Cities**

*Millken Institute (up 8 points from year prior)*

**#9 Best City to Find a Job**

*WalletHub*

**#10 Best City for Real Estate Investment**

*QuickenLoans*

**#11 Most Educated City**

*WalletHub*

**#16 Best City to Live**

*Livability*

**#17 Best City for Remote Workers**

*Teamwork*

## DOWNTOWN STATS

*Source: Downtown Colorado Springs Partnership  
State of Downtown 2023*



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



**11M+** visits annually  
**1.93M** unique visitors annually  
**1,060** hotel rooms



**5.1M** ft<sup>2</sup> of office space  
**26,600** employees



**130+** restaurants, brewers, distillers, coffee shops & bars  
**70+** retail shops



**1,291** arts, cultural and special events annually



**3,759** higher education students  
**1,342** high school student



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



**11,279** residents within 1 mi<sup>2</sup>  
**96,477** residents within 3 mi<sup>2</sup>  
**5,149** residential units recently completed or under construction



**200** acres urban parkland; America the Beautiful Park, Alamo Park, Acacia Park, Antlers Park, Monument Valley Park





## Nearby Restaurants

- |                                 |                                |                         |  |
|---------------------------------|--------------------------------|-------------------------|--|
| 1. The Famous Coffee & Tea Zone | Yoo Mae                        | 9. La Baguette          | 13. Garden of the Gods Market and Cafe |
| 2. The Rabbit Hole              | Red Martini                    | MacKenzie's Chop House  | Salsa Latina                           |
| Bonnie and Read                 | Einstein's Bagels              | 10. The Block Bar/Grill | Shuga's                                |
| Cacao Chemistry                 | Ola Juice Bar                  | White Pie Pizzeria      | 15. Warehouse Restaurant               |
| Bento Heaven                    | Chiba Bar                      | China Town              | Duca's Neopolitan Pizza                |
| King's Chef Diner               | Phantom Canyon Brewing Company | 11. Loyal Coffee        | Poor Richard's                         |
| 3. Story Coffee                 | 7. Fujiyama                    | The Bench               | Tony's                                 |
| 4. The Skirted Heifer           | Jimmy John's                   | 12. Fat Sully's         | Josh & John's Ice Cream                |
| Jose Muldoon's                  | East Coast Deli                | Denver Biscuit Co.      | Odyssey Gastropub                      |
| Paris Crepe                     | Marco's Pizza                  | Atomic Cowboy           | Wild Goose Meeting House               |
| Azada Mexican Grill             | Urban Egg                      | Pikes Peak Brewing      | Carl's Jr.                             |
| Bambino's Pizzeria              | Saigon Cafe                    | COATI                   |  |
| 5. Taste of Jerusalem           | 8. Jax Oyster Bar              | The Exchange            |  |
| Bingo Burger                    | Colorado Craft                 | Frozen Gold             |  |
| Solar Roast Coffee              | Red Gravy                      | Cork & Cask             |  |
| Shame & Regret                  | Jack Quinn's                   | Dos Santos              |  |
| Oskar Blues Grill               | Chipotle                       | Streetcar 520           |  |
| T-Byrds Tacos                   | The Mining Exchange            | Ephemera                |  |
| 6. The Melting Pot              | Springs Orleans                | Luchals                 |  |



PikeRide Stations

### EXCLUSIVE LEASING AGENTS

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