

Sun PLAZA

104 SOUTH CASCADE AVENUE
COLORADO SPRINGS, CO 80903



OFFICE FOR LEASE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

Sun PLAZA

PROFESSIONAL TENANT MIX:

Five Star Bank
 Unified Title
 GE Johnson Construction Co.
 Churchill Mortgage
 Wells Fargo - Backstrom Wealth Mgmt
 HomeVantage Mortgage
 Drexel, Barrell, & Company

BUILDING SIZE 59,000 RSF

AVAILABLE SPACE

Suite 110A	Warehouse/Flex	6,100 RSF
Suite 110	Office	7,291 RSF
	<i>contiguous</i>	13,391 RSF
Suite 201A	Office	3,178 RSF
Suite 210A	Office	1,809 RSF

LEASE RATE Office: \$16.00 per RSF NNN
 Warehouse/Flex: \$12.00 per RSF NNN

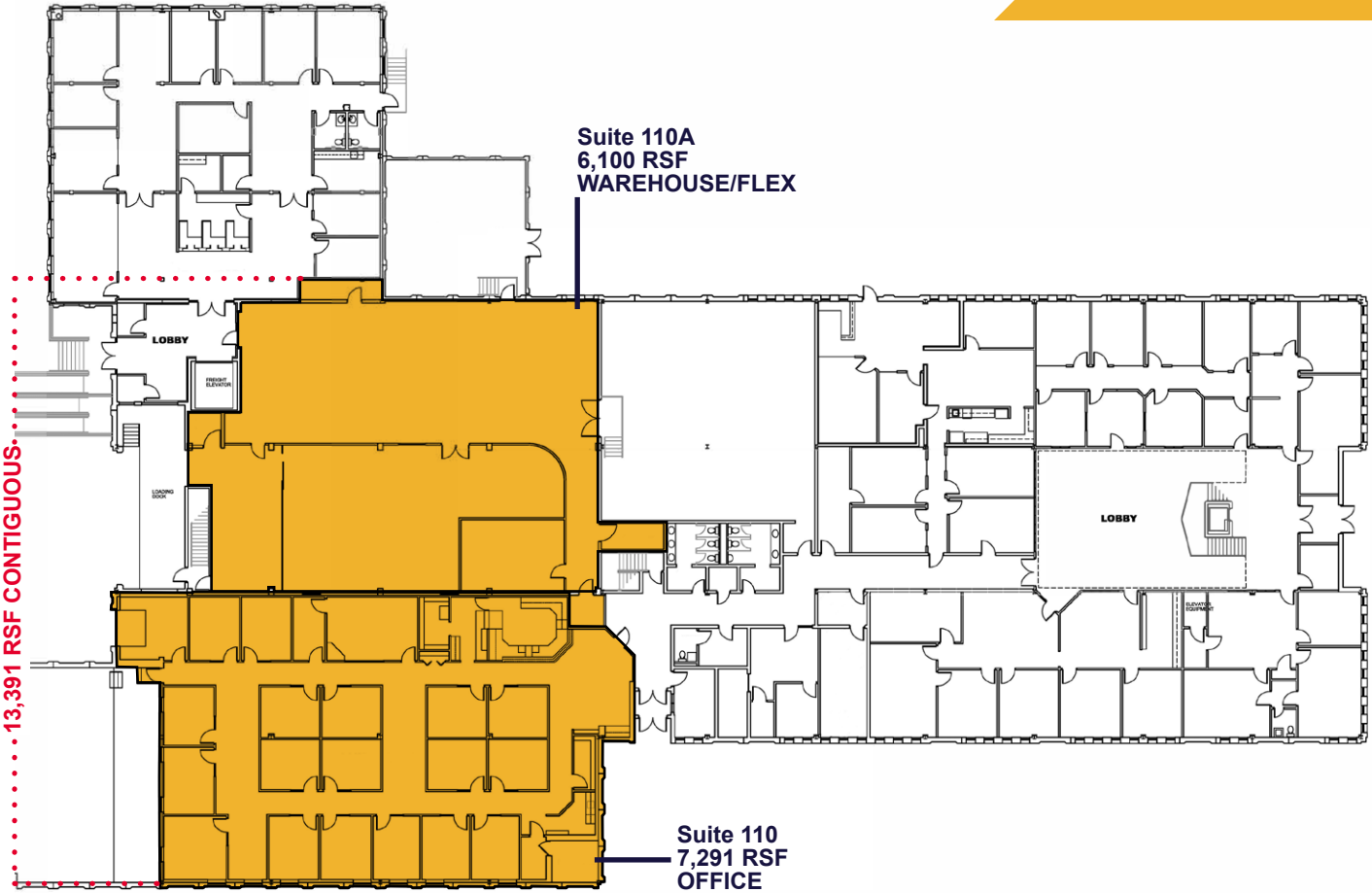
EXPENSES \$11.20 per RSF (2025 estimate)

TENANT IMPROVEMENTS Negotiable

PARKING 5 spaces per 1,000 RSF • \$75.00 per stall per month

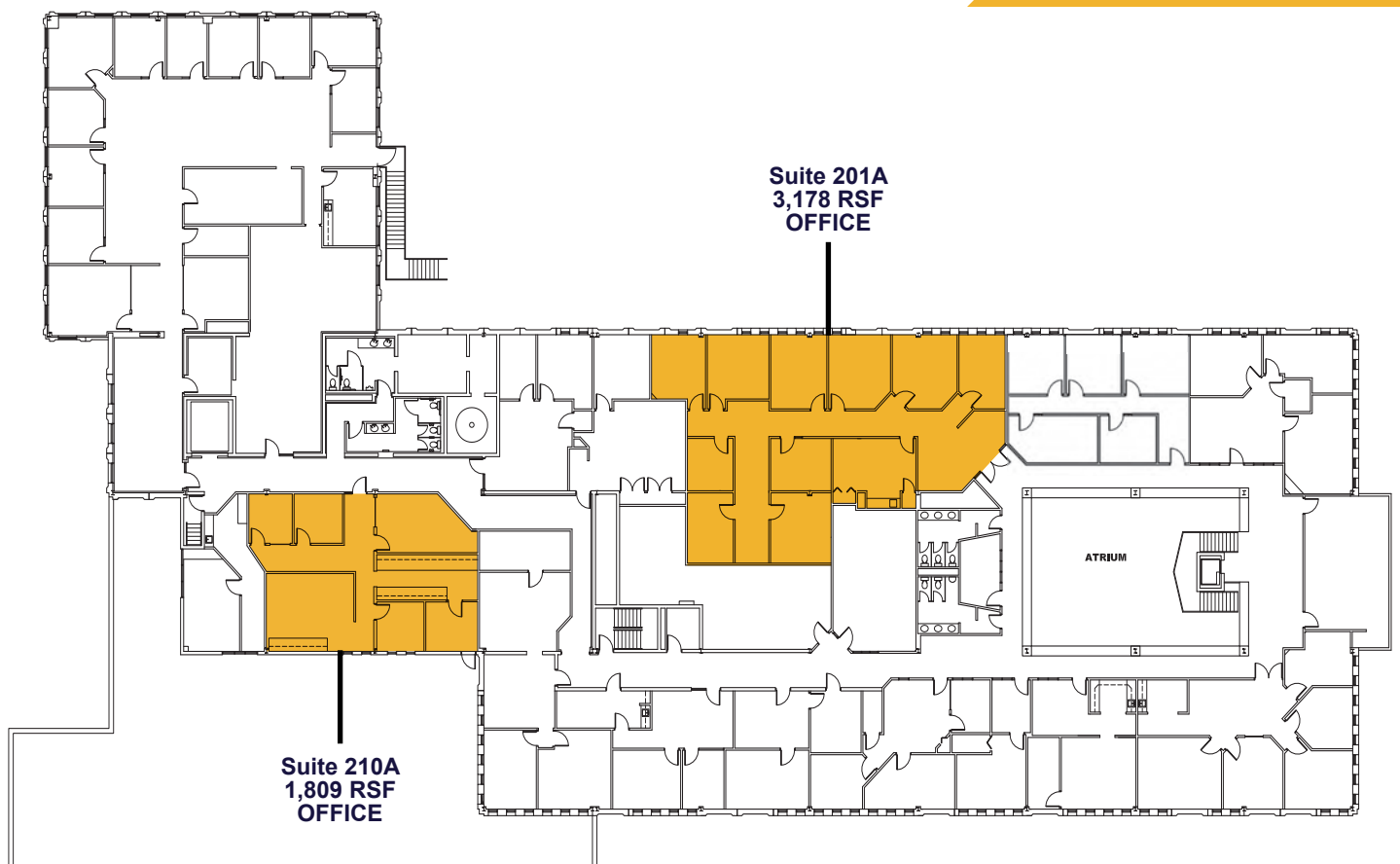
NUMBER OF STORIES 2

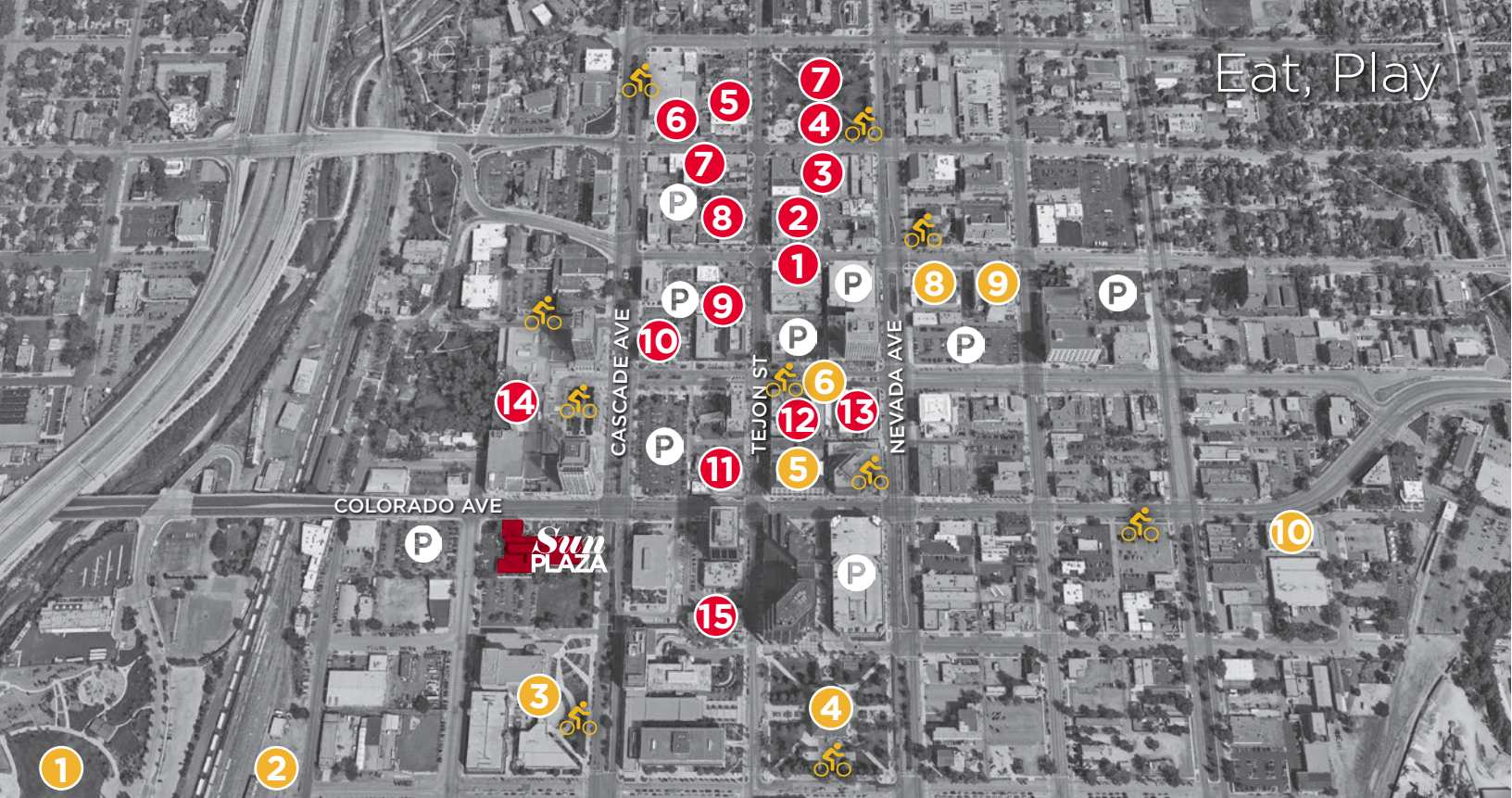
1st Floor



- Building conference room
- Men's locker and shower
- High parking ratio
- Free visitor parking
- On-site property management
- Central Business District

2nd Floor





Eat

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. The Famous Coffee & Tea Zone 2. The Rabbit Hole
Bonnie and Read
Bento Heaven 3. Fratelli Ristorante Italiano
King's Chef Diner
Subway 4. Story Coffee 5. The Skirted Heifer
Jose Muldoon's
Paris Crepe 6. Pita Pit
Azada Mexican Grill 7. Taste of Jerusalem
Bingo Burger
Solar Roast Coffee 8. Oskar Blues Grill & Brew
Whiskey Dick's
T-Byrds Tacos & Tequila | <ul style="list-style-type: none"> 9. The Melting Pot
Yoo Mae
Einstein's Bagels 10. Phantom Canyon Brewing Company 11. Fujiyama
Jimmy John's
East Coast Deli
Marco's Pizza
Urban Egg
Saigon Cafe 12. Red Gravy
Jack Quinn's
Il Vicino
Chipotle
Starbucks
Josh & John's Ice Cream 13. The Mining Exchange
La Baguette 14. Duca's Neopolitan Pizza 15. MacKenzie's Chop House |
|---|--|

Play

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. America the Beautiful Park 2. U.S. Olympic Museum 3. Pikes Peak Center for the Performing Arts 4. Colorado Springs Pioneer Museum/Alamo Square 5. U.S. Olympic Committee Headquarters | <ul style="list-style-type: none"> 6. Kimball's Peak Theater 7. Acacia Park/Uncle Wilber Fountain 8. CityROCK Climbing Center 9. Colorado Springs City Auditorium 10. Cottonwood Center for the Arts |
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PikeRide Stations



Colorado Springs Commercial

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 Director
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