

CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

THE PRESIDIO

1155 Kelly Johnson Blvd., Colorado Springs, CO



Alturas
Capital
Partners





THE PRESIDIO

1155 Kelly Johnson Blvd. Colorado Springs, CO

The Presidio is a four-story, Class A office building with exceptional interstate visibility and access, and offers amazing views of the city. This iconic building is surrounded by prime retail amenities such as Chapel Hills Mall, The Promenade at Briargate, Whole Foods and numerous restaurants.



- 3 minutes to I-25
- 12 minutes to Downtown Colorado Springs
- 12 minutes to U.S. Air Force Academy
- 22 minutes to Peterson AFB
- 25 minutes to Colorado Springs Airport
- 1 hour to Denver

BUILDING SIZE:

80,801 RSF

AVAILABLE SPACE:

Suite 100: 3,077 RSF
Suite 111: 7,690 RSF
Suite 206: 3,418 RSF (pending)
Suite 300: 1,828 RSF
Suite 304: 3,122 RSF
4,950 RSF contiguous
Suite 440: 1,394 RSF (pending)

LEASE RATE:

From \$20.00 per RSF NNN

EXPENSES:

\$11.10 per RSF (2025 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

3 spaces per 1,000 RSF

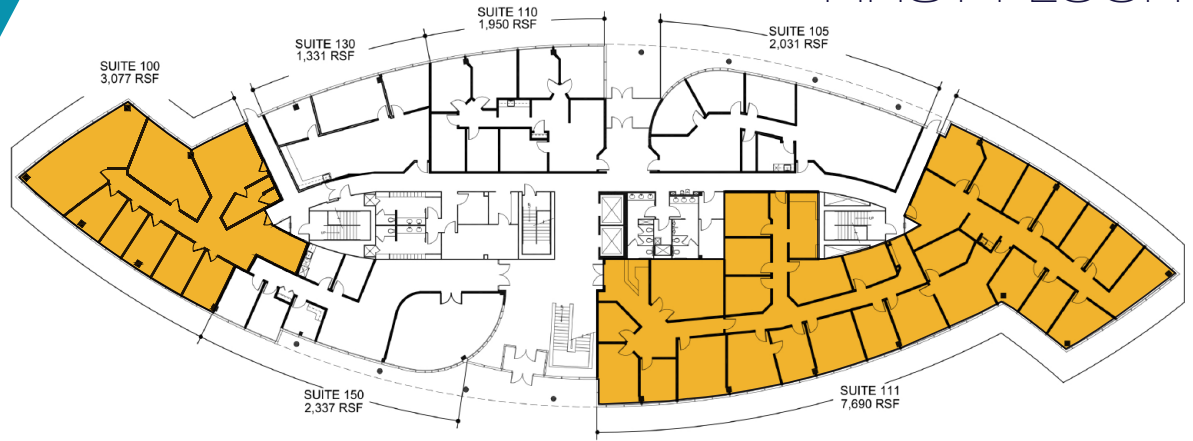
NUMBER OF STORIES:

4

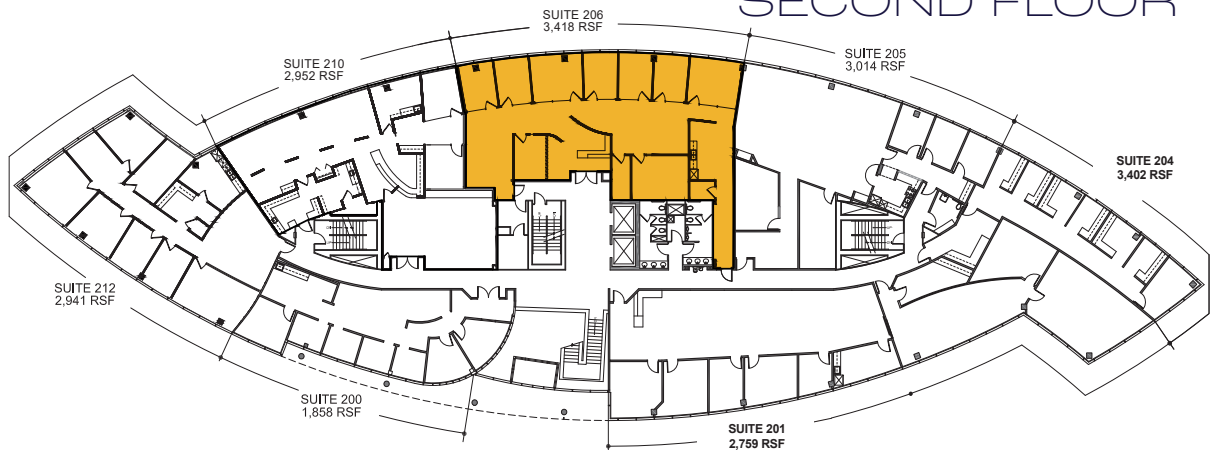


AVAILABLE SPACE

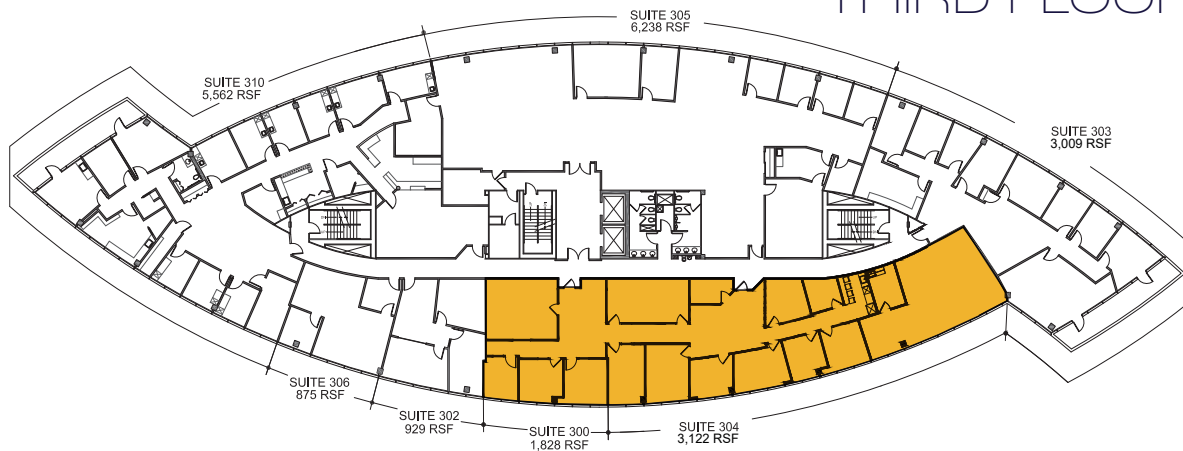
FIRST FLOOR



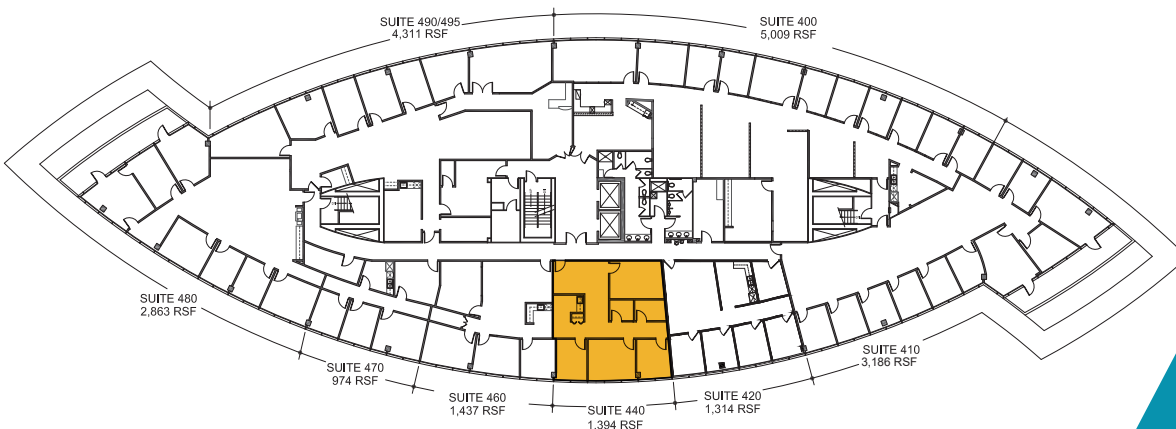
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



DOWNLOAD
CONCEPTUAL
PLANS

[SUITE 100](#)

[SUITE 300](#)

[SUITE 304](#)

[SUITE 300/304](#)

NEARBY AMENITIES

The Promenade Shops
at BRIARGATE



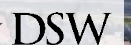
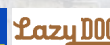
CHAPEL HILLS
AUTO MALL



THE
PRESIDIO



KELLY JOHNSON BLVD



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