



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

THE PRESIDIO

1155 Kelly Johnson Blvd., Colorado Springs, CO



Alturas
Capital
Partners





THE PRESIDIO

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 201: 2,759 RSF (9/26)
 Suite 300/304: 4,950 RSF (Spec Suite)
 Suite 306: 875 RSF
 Suite 495: 7,346 RSF

CONCEPTUAL PLANS:

Suite 495: 7,346 RSF
 Suite 495A: 3,775 RSF
 Suite 495B: 3,571 RSF

LEASE RATE:

From \$20.00 per RSF NNN

EXPENSES:

\$11.10 per RSF (2025 estimate)

TENANT IMPROVEMENTS:

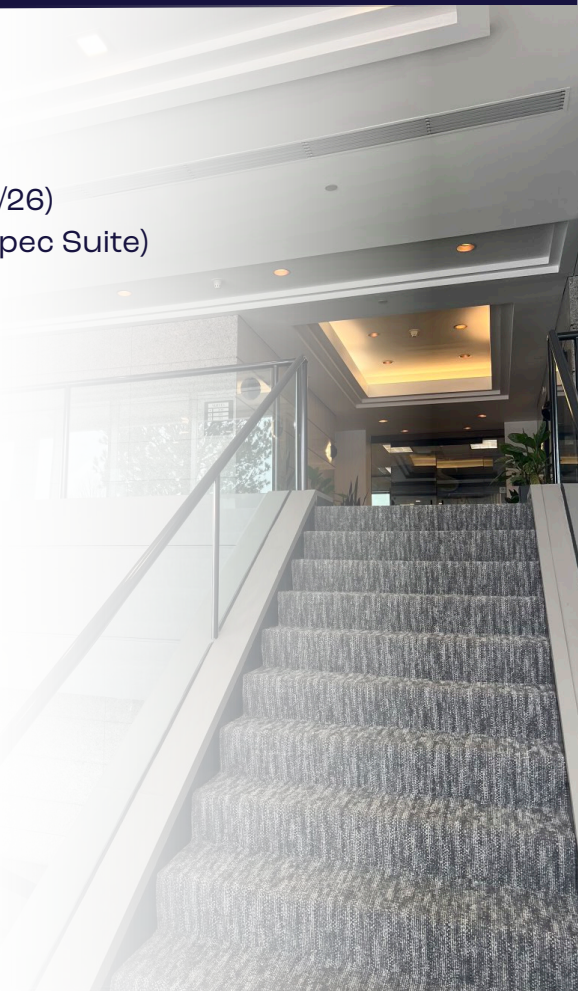
Negotiable

PARKING:

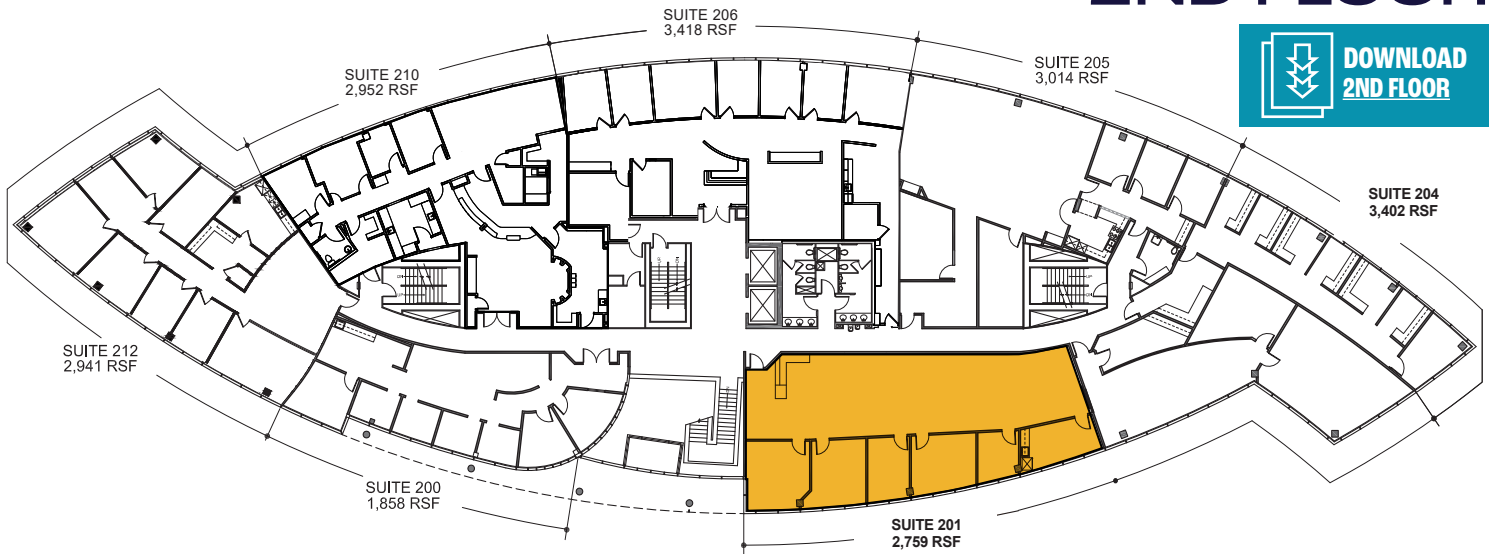
3 spaces per 1,000 RSF

NUMBER OF STORIES:

4

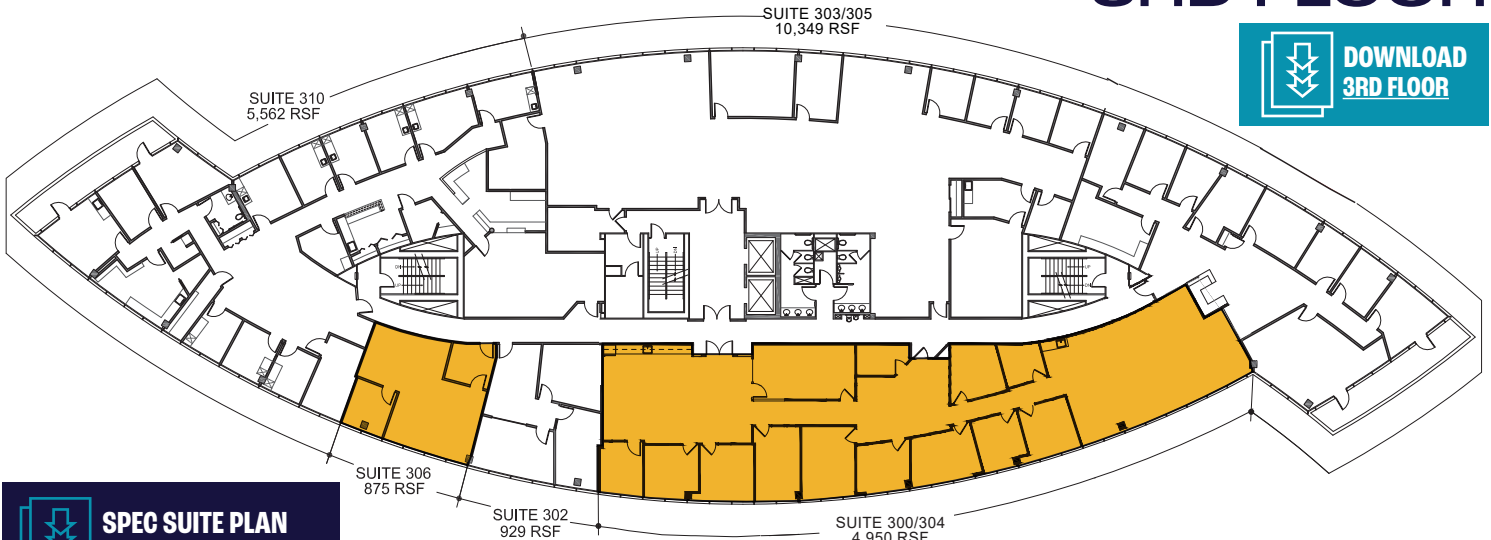


2ND FLOOR



**DOWNLOAD
2ND FLOOR**

3RD FLOOR

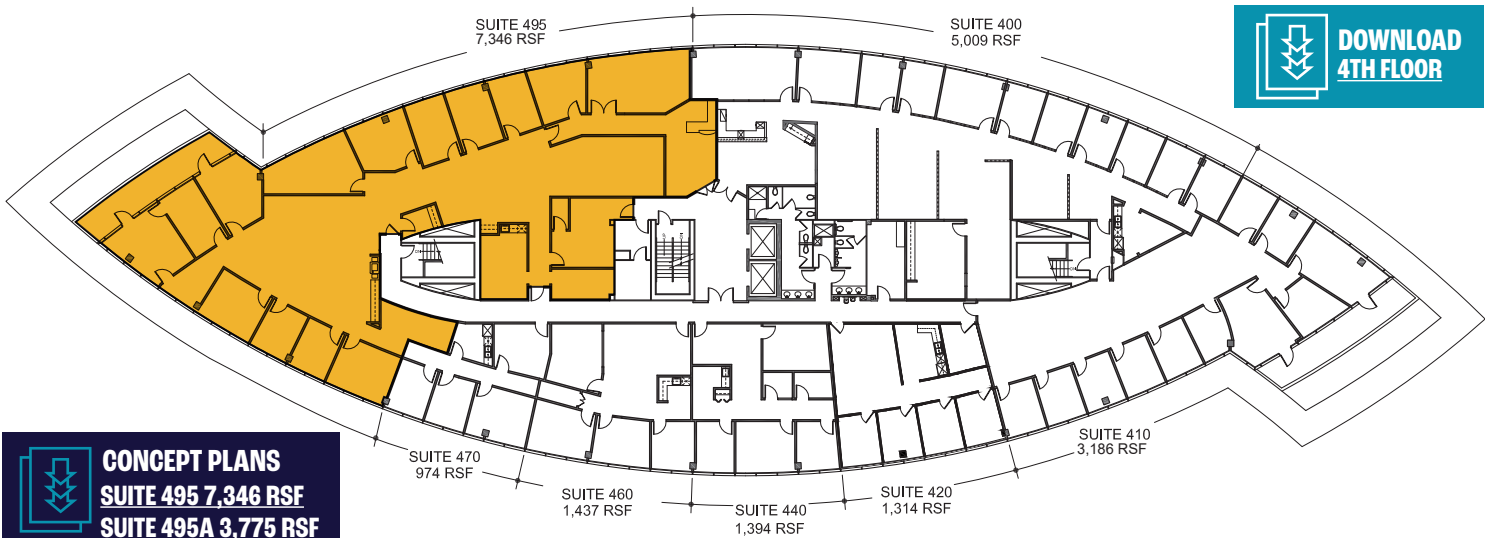


**DOWNLOAD
3RD FLOOR**



**SPEC SUITE PLAN
SUITE 300/304**

4TH FLOOR



**DOWNLOAD
4TH FLOOR**



**CONCEPT PLANS
SUITE 495 7,346 RSF
SUITE 495A 3,775 RSF
SUITE 495B 3,571 RSF**

NEARBY AMENITIES

The Promenade Shops at BRIARGATE



CHAPEL HILLS AUTO MALL

THE PRESIDIO



EXCLUSIVE LEASING AGENTS

PETER SCOVILLE
Principal
+1 719 330 8339
pscoville@coscommercial.com

GREG PHANEUF
Principal
+1 719 339 9062
gphaneuf@coscommercial.com



Colorado Springs Commercial

90 S Cascade Avenue, Suite 1150 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

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