



## 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

Lease Rate: Contact Broker

**Operating Expenses:** \$8.87 per RSF (2025 estimate)

Tenant Improvements: Negotiable

Up to 5 spaces per 1,000 RSF

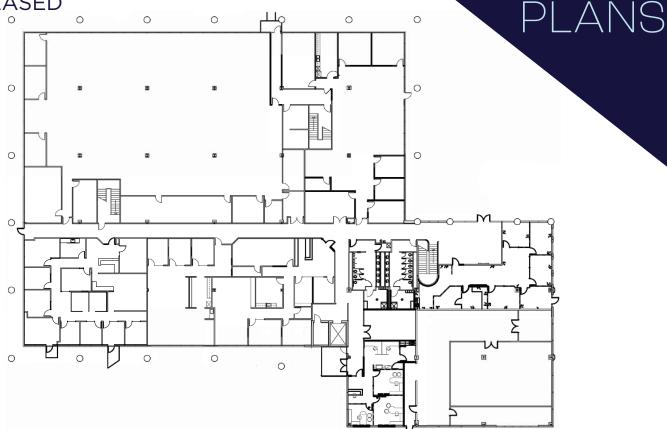
• Less than 5 minutes to I-25

**Parking:** 

- 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







FLOOR





## **5 MINUTES** TO 1-25



## **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



Colorado Springs Commercial

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