



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

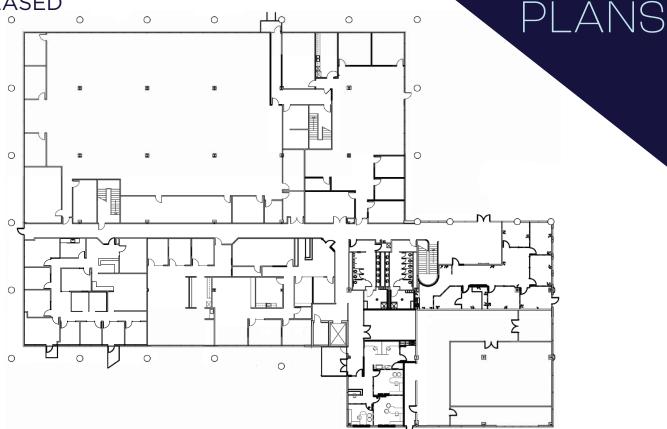
• Less than 5 minutes to I-25

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

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Colorado Springs Commercial

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