



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



GARDEN GATEWAY PLAZA

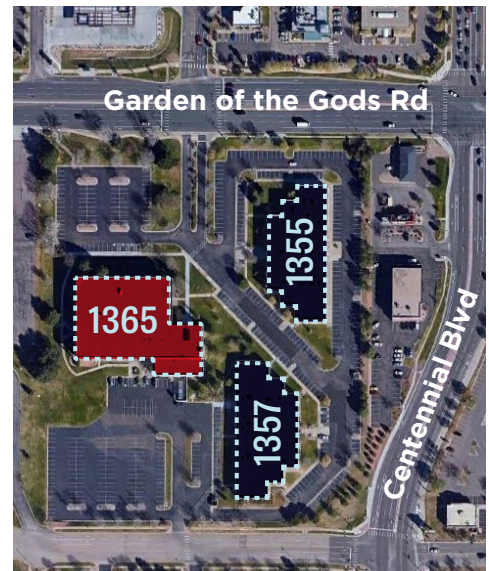
**OFFICE
FOR LEASE**

1365 Garden of the Gods Rd
COLORADO SPRINGS, CO 80907

GARDEN GATEWAY PLAZA



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
Parking:	Up to 5 spaces per 1,000 RSF



- Less than 5 minutes to I-25
- 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

1ST FLOOR

FULLY LEASED

FLOOR PLANS

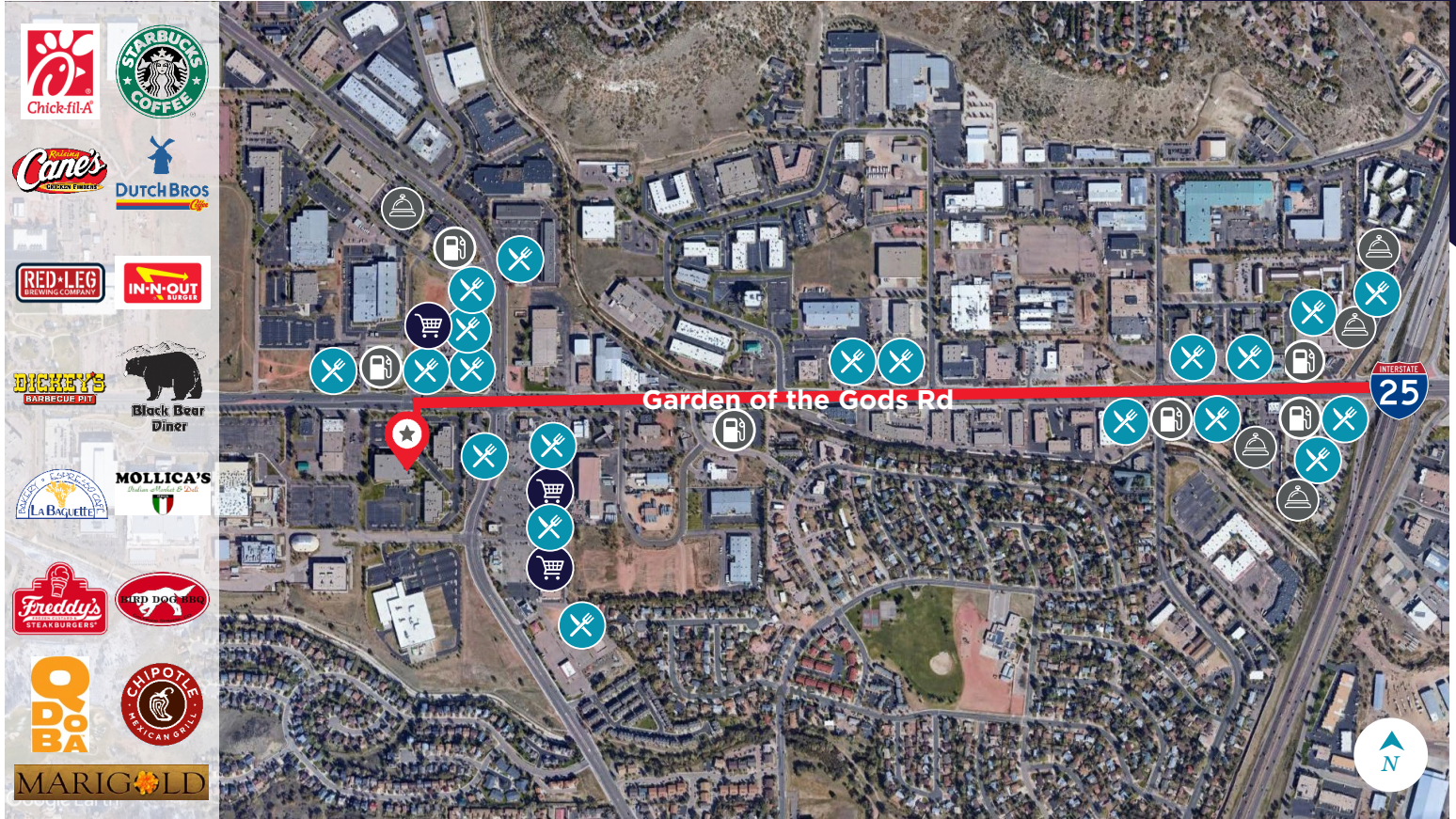


2ND FLOOR

5,219 RSF



5 MINUTES
TO I-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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