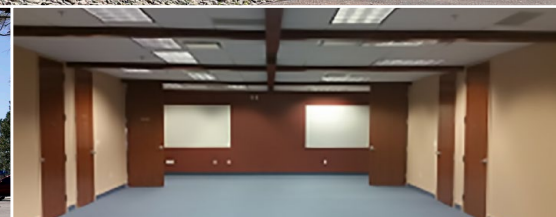


## FOR LEASE

1490 Garden of the Gods Road  
Colorado Springs , CO 80907



Colorado Springs  
Commercial



OFFICE/FLEX FOR LEASE

### PROPERTY HIGHLIGHTS

BUILDING SIZE:	31,775 SF
AVAILABLE SF:	4,000-8,099 RSF
LEASE RATE:	From \$12.00 per RSF NNN
NNN:	\$5.25 per RSF (estimate)
T.I.:	Negotiable
PARKING RATIO:	3.5 per 1,000 RSF (expandable)
ZONING:	PIP-1 (Planned Industrial Park)

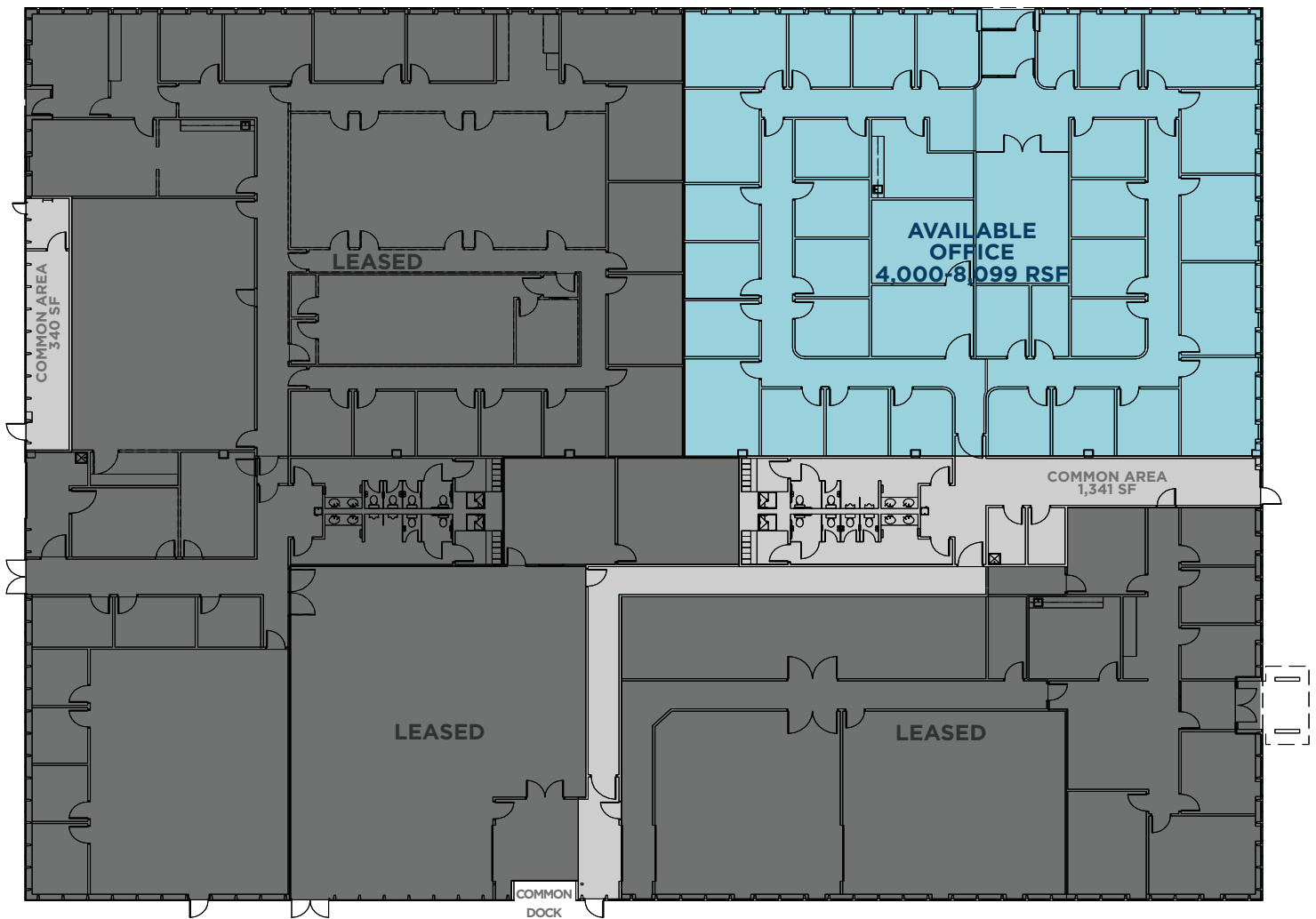
- New, upscale office finishes
- Immediate access to restaurants, retail and hotels
- Spectacular mountain views
- In-suite conference rooms
- Private exterior entrances



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