

CO
SQ

COLORADO
SQUARE

2 N Nevada Avenue | Downtown Colorado Springs



CLASS A OFFICE FOR LEASE

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C O
S Q

LEASE RATES FROM \$17.00/RSF NNN

BUILDING SIZE: 244,068 SF

STORIES: 14

EXPENSES: \$14.11/RSF
(2024 est.)

T.I.: Negotiable

RENOVATED: 2019

PARKING: 4:1,000 RSF

Covered parking available at nearby city parking garage & other parking facilities

COLORADO SQUARE is a Class A office building located at the corner of Nevada Avenue and E. Pikes Peak Avenue. In the heart of Colorado Springs' Downtown District, this amenity rich location is home to many businesses, luxury hotels, and restaurants. One block from Tejon Street, Colorado Square is located within walking distance to fine and casual dining, coffee shops, retail stores and other entertainment options. As part of Colorado Springs' distinctive skyline, this building enjoys 360 degree views of Colorado Springs and the Pikes Peak Region with Downtown's most competitive lease rates.

Colorado Square boasts the lowest cost covered parking downtown, building signage opportunities, and newly renovated common area amenities. The extensive renovations include:

1

CLASS A LEED GOLD CERTIFIED OFFICE

2

Conference room with state-of-the art audiovisual equipment

3

Newly installed roll-up doors open to a patio area with outdoor seating

4

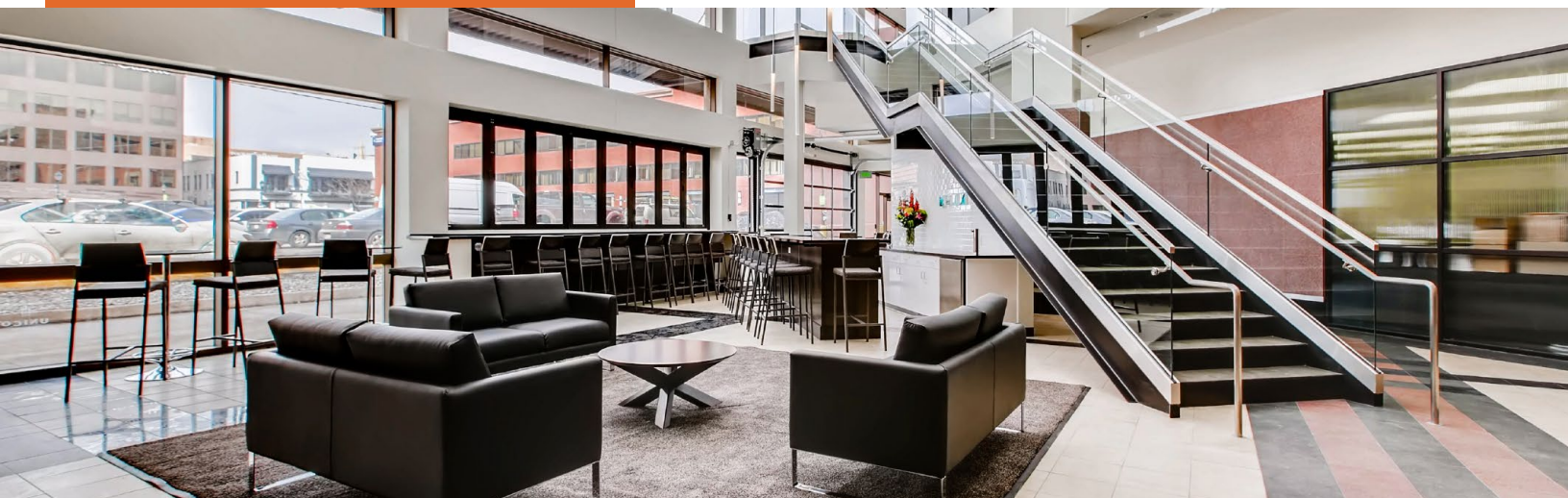
Bar and lounge area reserved exclusively for tenant use

5

Fitwel Viral Response Certified – creating healthy and safe environments for all building occupants

6

New fitness center with high-end equipment, refreshed locker rooms, showers, towel service & access to on-demand Wellbeats fitness program





CLICK PHOTOS FOR 3D VIRTUAL TOUR



Renovated Lobby



Conference Room



New Fitness Center



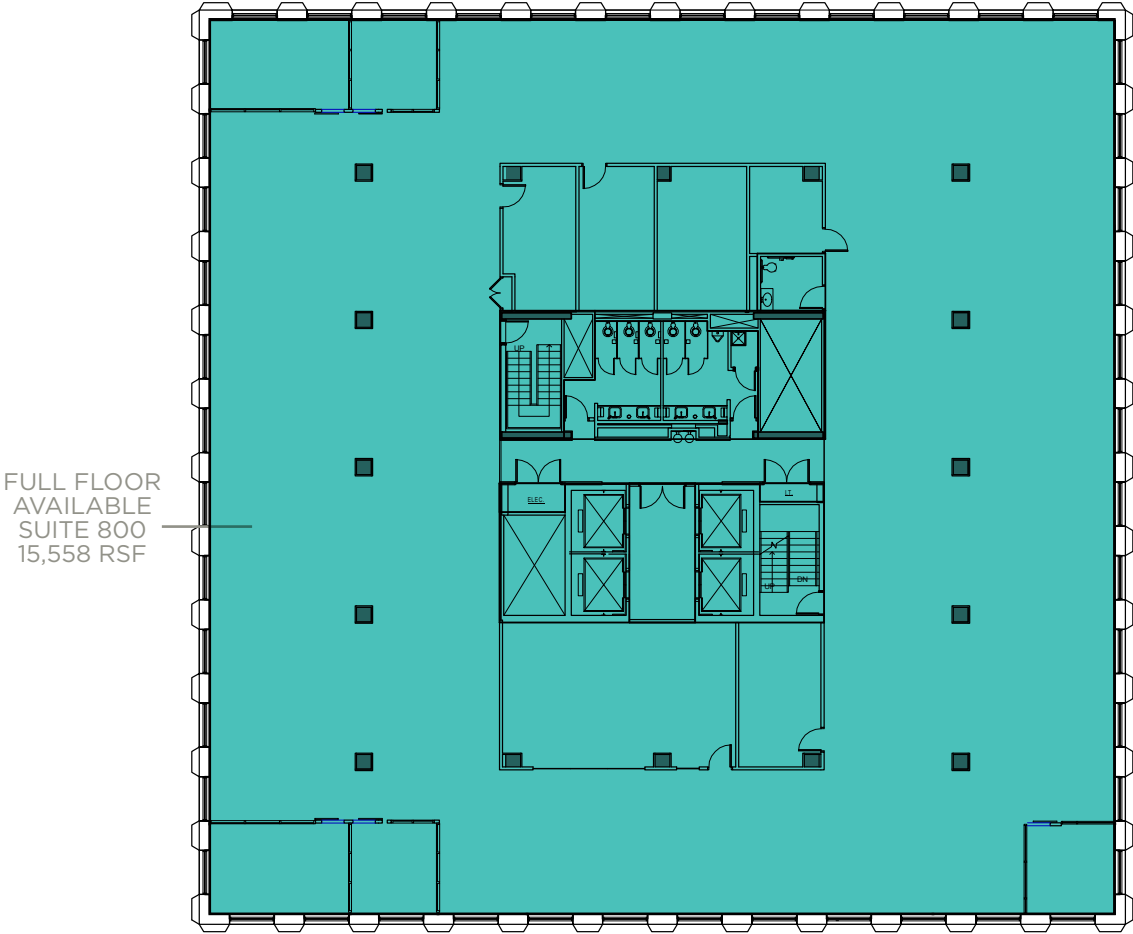
Suite 1380
New 4,860 RSF Spec Suite



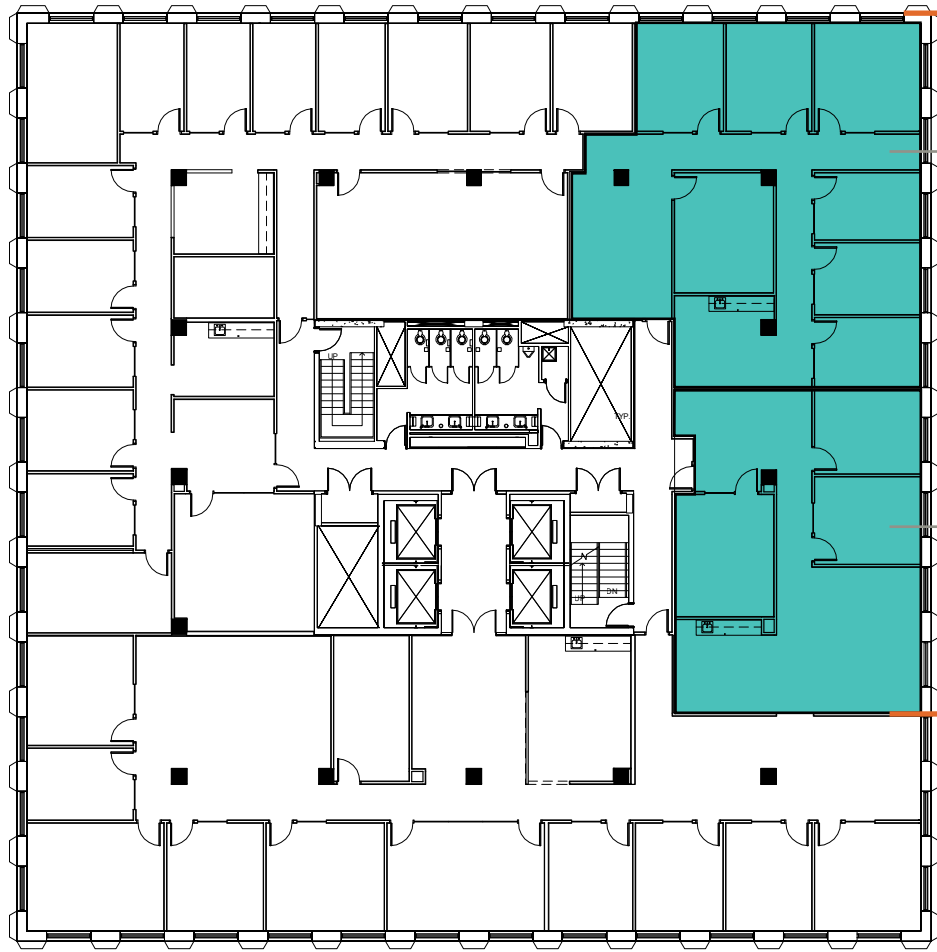
1st Floor



8th Floor



12th Floor



AVAILABLE
SUITE 1260
2,492 RSF

4,238 RSF
contiguous

AVAILABLE
SUITE 1240
1,746 RSF

13th Floor



SPEC-SUITE
AVAILABLE
SUITE 1380
4,860 RSF



Nearby Restaurants

- | | | | |
|---------------------------------|--------------------------------|-------------------------|--|
| 1. The Famous Coffee & Tea Zone | Yoo Mae | 9. La Baguette | 13. Garden of the Gods Market and Cafe |
| 2. The Rabbit Hole | Red Martini | MacKenzie's Chop House | Salsa Latina |
| Bonnie and Read | Einstein's Bagels | 10. The Block Bar/Grill | Shuga's |
| Cacao Chemistry | Ola Juice Bar | White Pie Pizzeria | 15. Warehouse Restaurant |
| Bento Heaven | Chiba Bar | China Town | Duca's Neopolitan Pizza |
| King's Chef Diner | Phantom Canyon Brewing Company | 11. Loyal Coffee | Poor Richard's |
| 3. Story Coffee | 7. Fujiyama | The Bench | Tony's |
| 4. The Skirted Heifer | Jimmy John's | 12. Fat Sully's | Josh & John's Ice Cream |
| Jose Muldoon's | East Coast Deli | Denver Biscuit Co. | Odyssey Gastropub |
| Paris Crepe | Marco's Pizza | Atomic Cowboy | Wild Goose Meeting House |
| Azada Mexican Grill | Urban Egg | Pikes Peak Brewing | Carl's Jr. |
| Bambino's Pizzeria | Saigon Cafe | COATI | |
| 5. Taste of Jerusalem | 8. Jax Oyster Bar | The Exchange | |
| Bingo Burger | Colorado Craft | Frozen Gold | |
| Solar Roast Coffee | Red Gravy | Cork & Cask | |
| Shame & Regret | Jack Quinn's | Dos Santos | |
| Oskar Blues Grill | Chipotle | Streetcar 520 | |
| T-Byrds Tacos | The Mining Exchange | Ephemera | |
| 6. The Melting Pot | Springs Orleans | Luchals | |



PikeRide Stations

EXCLUSIVE LEASING AGENTS

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