

PALMER CENTER

CLASS A OFFICE | FOR LEASE



90 SOUTH & 2 NORTH CASCADE AVENUE
DOWNTOWN COLORADO SPRINGS



WELLS FARGO TOWER

90 S CASCADE AVENUE
220,830 RSF
15 LEVELS



AVAILABLE SPACE:

3rd Floor:	15,147 RSF	
Suite 500:	8,394 RSF	
Suite 670:	1,534 RSF	
Suite 900:	4,164 RSF	
Suite 950:	4,214 RSF	
Suite 1120:	2,510 RSF	
Suite 1270:	2,403 RSF	
Suite 1400:	9,540 RSF	

LEASE RATE: Contact Broker

EXPENSES: \$9.47 per RSF (2025 est.)

LOAD FACTOR: 1.15%

PARKING RATIO: 3 underground stalls per 1,000 RSF, starting at \$95.00/stall/month

Y.O.C.: 1990

INTERNET/FIBER: Comcast, Level 3/TW
Telecom, Century Link

1ST BANK BUILDING

2 N CASCADE AVENUE
149,426 RSF
14 LEVELS



AVAILABLE SPACE:

2nd Floor:	12,252 RSF	
Suite 390:	924 RSF	
Suite 500:	3,160 RSF	
Suite 590:	924 RSF	
Suite 700:	2,483 RSF	
Suite 790:	924 RSF	
9th Floor:	8,826 RSF	
Suite 1250:	3,078 RSF	
Suite 1390:	924 RSF	

LEASE RATE: Contact Broker

EXPENSES: \$10.62 per RSF (2025 est.)

LOAD FACTOR: 1.15%

PARKING RATIO: 3 underground stalls per 1,000 RSF, starting at \$95.00/stall/month

Y.O.C.: 1968 (lobby renovated in 2008)

INTERNET/FIBER: Comcast, Level 3/TW
Telecom, Century Link



PALMER CENTER

DOWNTOWN STATS



682 Acres
1.1 square miles
120 city blocks



100+ restaurants, brewers, distillers, coffee shops & bars
60+ retail shops



2,919 residential units recently completed or under construction



12M+ visits annually
1.95M ann. unique visitors
1,118 hotel rooms completed or under construction



5,134 higher education students
1,567 high school students



10,472 residents within 1 mi²
95,762 residents within 3 mi²



4.8M ft² of office space
26,600 employees



9,150 parking spaces (and growing!)



180 acres urban parkland



Antlers Game Room



Antlers Learning Center



Antlers Indoor/Outdoor Pools



Antlers Gym

Palmer Center tenants have access to the **amenities** at The Antlers, A Wyndham Hotel, located in the heart of Palmer Center. The rates for gym access include usage of the **gym, indoor and outdoor pools, hot tub, shower facilities**, and the **game room for \$35.00 per month** or a discounted rate of **\$90.00 for three months**. All tenants also get **15% off hotel stays** for out of state clients/employees. For more extensive classroom settings, there is a **learning center** with a capacity of **54** individuals available to rent at a discounted rate. Additionally, The Antlers offers a range of venues suited to different group sizes, from smaller spaces accommodating **100** individuals to larger venues capable of hosting up to **10,000** people; event rates will vary based on the specific requirements and size of your event.

Prices and availability are subject to change without notice.

PALMER CENTER



Nearby Restaurants

- | | | | |
|---------------------------------|--------------------------------|---------------------------|-----------------------------|
| 1. The Famous Coffee & Tea Zone | 6. The Melting Pot | The Mining Exchange | Luchais |
| 2. The Rabbit Hole | Yoo Mae | Springs Orleans | Garden of the Gods |
| Bonnie and Read | Red Martini | La Baguette | Market and Cafe |
| Fratelli Ristorante | Einstein's Bagels | 9. MacKenzie's Chop House | Salsa Latina |
| Italiano | Ola Juice Bar | House | 14. Shuga's |
| King's Chef Diner | Chiba Bar | 10. The Block Bar/Grill | 15. Warehouse Restaurant |
| 3. Story Coffee | Phantom Canyon Brewing Company | White Pie Pizzeria | 16. Duca's Neopolitan Pizza |
| 4. The Skirted Heifer | 7. Fujiyama | China Town | Starbucks |
| Jose Muldoon's | Jimmy John's | 11. Loyal Coffee | Spice Island Grill |
| Paris Crepe | East Coast Deli | 12. Fat Sully's | 17. Poor Richard's |
| Pita Pit | Marco's Pizza | Denver Biscuit Co. | Tony's |
| Azada Mexican Grill | Urban Egg | Atomic Cowboy | 18. Josh & John's Ice Cream |
| Bambino's Pizzeria | Saigon Cafe | Pikes Peak Brewing | Odyssey Gastropub |
| 5. Taste of Jerusalem | 8. Jax Oyster Bar | COATI | Wild Goose Meeting House |
| Bingo Burger | Colorado Craft | The Exchange | Carl's Jr. |
| Solar Roast Coffee | Red Gravy | Frozen Gold | |
| Shame & Regret | Jack Quinn's | Cork & Cask | |
| Oskar Blues Grill | Poke Bop | Dos Santos | |
| T-Byrds Tacos | Chipotle | Streetcar 520 | |
| | | Ephemera | |

EXCLUSIVE LEASING AGENT

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