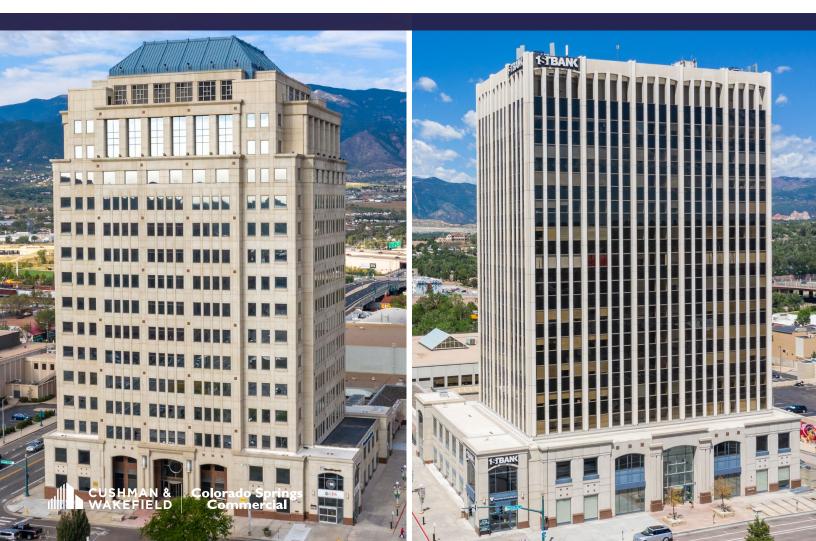
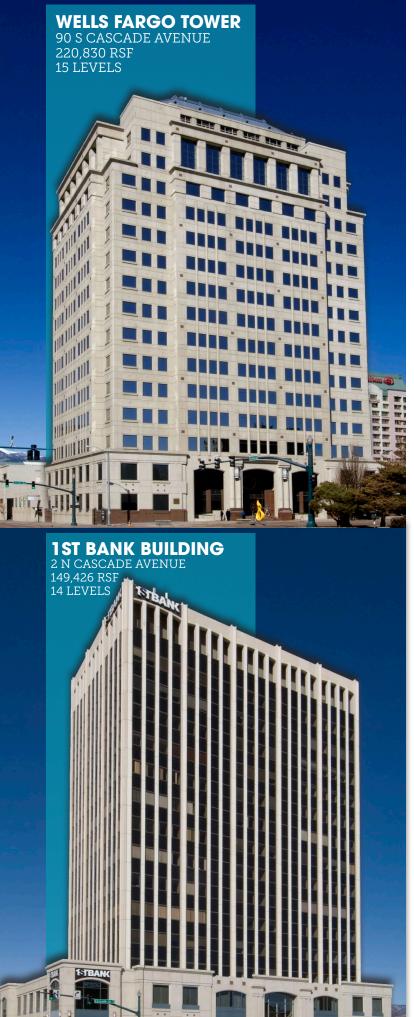


90 SOUTH & 2 NORTH CASCADE AVENUE **DOWNTOWN COLORADO SPRINGS** 





## **AVAILABLE SPACE:**

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

**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

#### **AVAILABLE SPACE:**

12,252 RSF	<b>4</b>
924 RSF	4
3,160 RSF	4
924 RSF	<b>4</b>
2,483 RSF	<b></b>
924 RSF	4
8,826 RSF	<b>4</b>
3,078 RSF	4
924 RSF	<b></b>
	924 RSF 3,160 RSF 924 RSF 2,483 RSF 924 RSF 8,826 RSF 3,078 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





## **DOWNTOWN STATS**



**682** Acres **1.1** square miles **120** city blocks



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



**4.8M** ft<sup>2</sup> of office space **26,600** employees



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



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



**9,150** parking spaces (and growing!)



**2,919** residential units recently completed or under construction



**10,472** residents within 1 mi<sup>2</sup> **95,762** residents within 3 mi<sup>2</sup>



**180** acres urban parkland









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.



# **Nearby Restaurants**

- 1. The Famous Coffee & Tea Zone
- 2. The Rabbit Hole
  Bonnie and Read
  Fratelli Ristorante
  Italiano
  King's Chef Diner
- Story Coffee
- 4. The Skirted Heifer
  Jose Muldoon's
  Paris Crepe
  Pita Pit
  Azada Mexican Grill
  Bambino's Pizzeria
- 5. Taste of Jerusalem
  Bingo Burger
  Solar Roast Coffee
  Shame & Regret
  Oskar Blues Grill
  T-Byrds Tacos
- 6. The Melting Pot
  Yoo Mae
  Red Martini
  Einstein's Bagels
  Ola Juice Bar
  Chiba Bar
  Phantom Canyon
  Brewing Company
- 7. Fujiyama
   Jimmy John's
   East Coast Deli
   Marco's Pizza
   Urban Egg
   Saigon Cafe
  8. Jax Oyster Bar
   Colorado Craft
   Red Gravy
   Jack Quinn's
   Poke Bop

Chipotle

- The Mining Exchange
  Springs Orleans
  La Baguette
  9. MacKenzie's Chop
  House
  10. The Block Bar/Grill
  White Pie Pizzeria
  China Town
  11. Loyal Coffee
  12. Fat Sully's
  - Fat Sully's
    Denver Biscuit Co.
    Atomic Cowboy
    Pikes Peak Brewing
    COATI
    The Exchange
    Frozen Gold
  - COATI
    The Exchange
    Frozen Gold
    Cork & Cask
    Dos Santos
    Streetcar 520
    Ephemera

- Luchais Garden of the Gods Market and Cafe Salsa Latina Shuga's
- Shuga's Warehouse Restaurant Duca's Neopolitan

13.

14.

15.

16.

17.

18.

- Pizza
  Starbucks
  Spice Island Grill
  Poor Richard's
- Tony's
- Josh & John's Ice Cream

Odyssey Gastropub

Wild Goose Meeting House

Carl's Jr.

## **EXCLUSIVE LEASING AGENT**

## **GREG PHANEUF**

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