

# 402

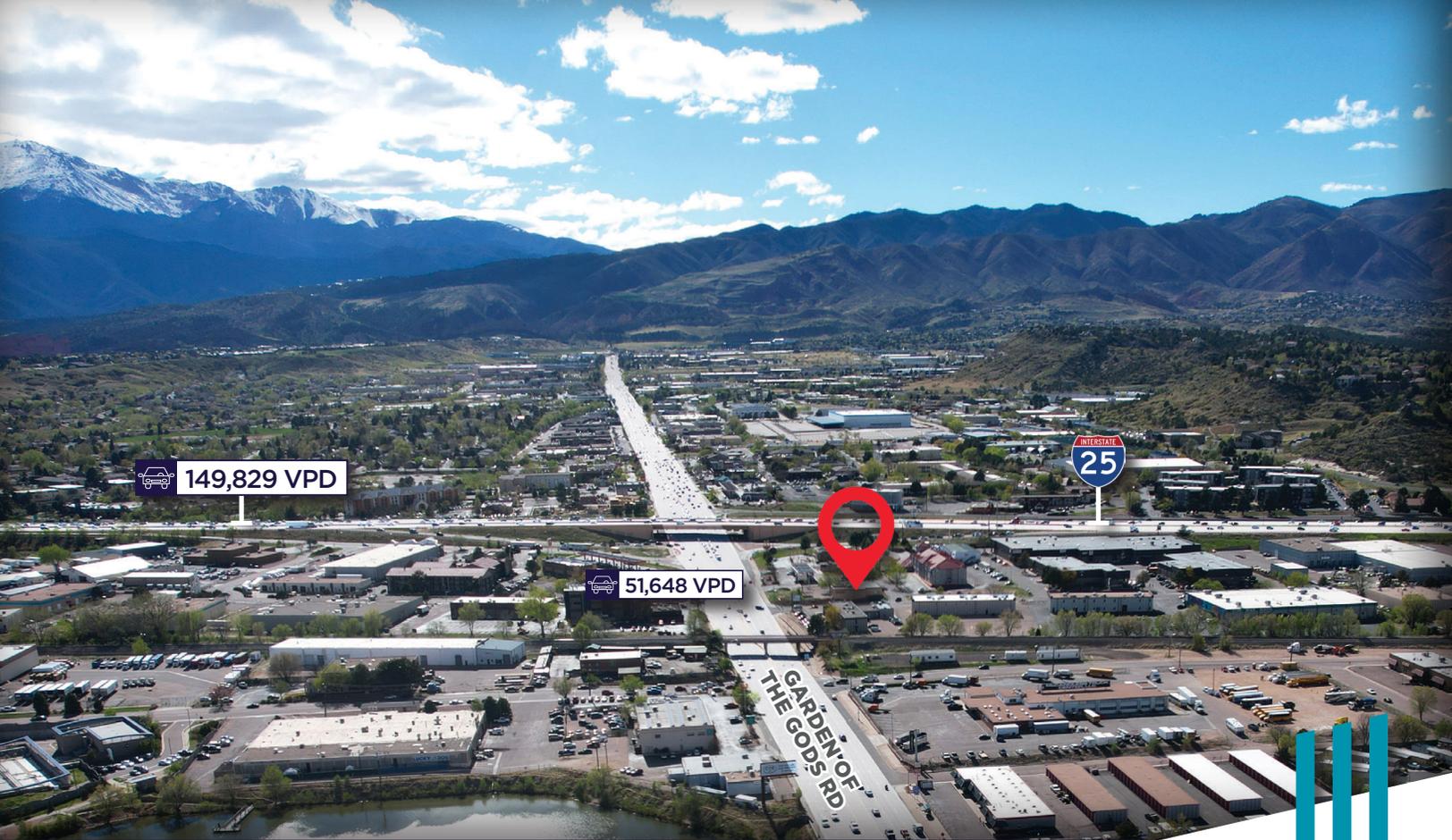
## GARDEN OF THE GODS RD

COLORADO SPRINGS, CO 80907



**MEDICAL OFFICE FOR LEASE**  
**1,953 SF AVAILABLE**





# PROPERTY HIGHLIGHTS

**402 GARDEN OF THE GODS RD** places you in one of Colorado Springs' most desirable business corridors, offering outstanding visibility and easy access at a lighted, full-movement intersection, making it ideal for employee and client convenience. Perfectly situated between two major retail and shopping areas—the Garden of the Gods retail corridor and the University Village shopping center, which features Costco, Lowe's, and an array of dining options.

The property's strategic location provides quick access to I-25, enabling short drive times to key areas: Downtown Colorado Springs (**10 minutes**), Briargate (**15 minutes**), and the Colorado Springs Airport (**20 minutes**). The surrounding area boasts a strong demographic profile, with a high-income population and a robust daytime workforce in nearby office and retail establishments.

## DEMOGRAPHICS



### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,308	31,640	88,475



### POPULATION

1 MILE	3 MILES	5 MILES
7,379	72,156	204,326



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$65,517	\$97,649	\$92,483



**5,735 SF**  
Building Size



**4.8 per 1,000 RSF**  
Parking Ratio



**1,953 SF**  
Available Space



**Building Signage Available**



**\$27.00 per RSF (Modified Gross)**  
Lease Rate



**1982**  
Year Built

# 402

**GARDEN OF THE GODS RD**



**1,953 SF**  
**AVAILABLE**



**GARDEN OF THE GODS RD**

**NINEVADA AVE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**GRANT SEANOR**

Director

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