

# 1150

## KELLY JOHNSON BLVD

COLORADO SPRINGS, CO 80920



FULLY FURNISHED  
PLUG-N-PLAY

OFFICE SPACE FOR SUBLEASE



**PALMER MCALLISTER**  
Commercial Real Estate



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**





### BUILDING SIZE

45,796 RSF



### AVAILABLE SPACE

1st Floor: 11,271 SF | 2nd Floor: 12,274 SF



### LEASE RATE

\$19.00 per RSF NNN



### OPERATING EXPENSES

\$9.30 per RSF (2025 Est.)



### PARKING

4.37/1,000 SF (overflow parking available)



### NUMBER OF STORIES

2



### YEAR BUILT

2000



### TENANT IMPROVEMENTS

Negotiable



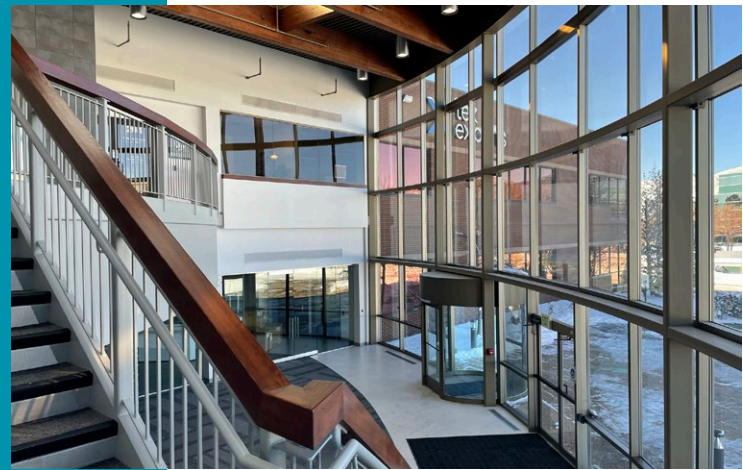
### SIGNAGE

Building Signage Negotiable

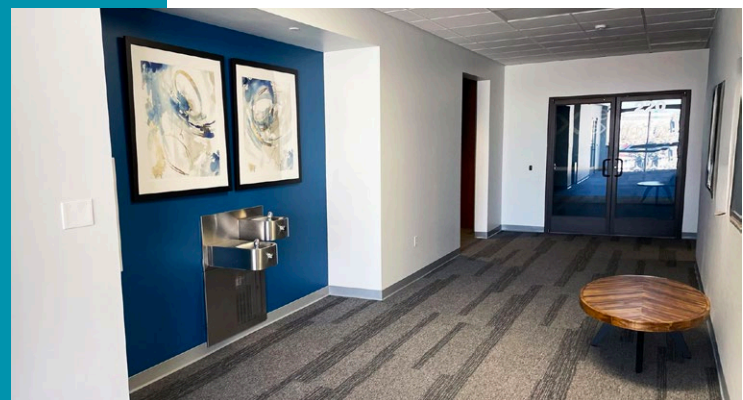


### COMMUNICATIONS

Gigabit Fiber Optics



### UPDATED LOBBY AND COMMON AREA



# 2ND FLOOR



FULLY FURNISHED  
PLUG-N-PLAY

2nd Floor: 12,274 SF

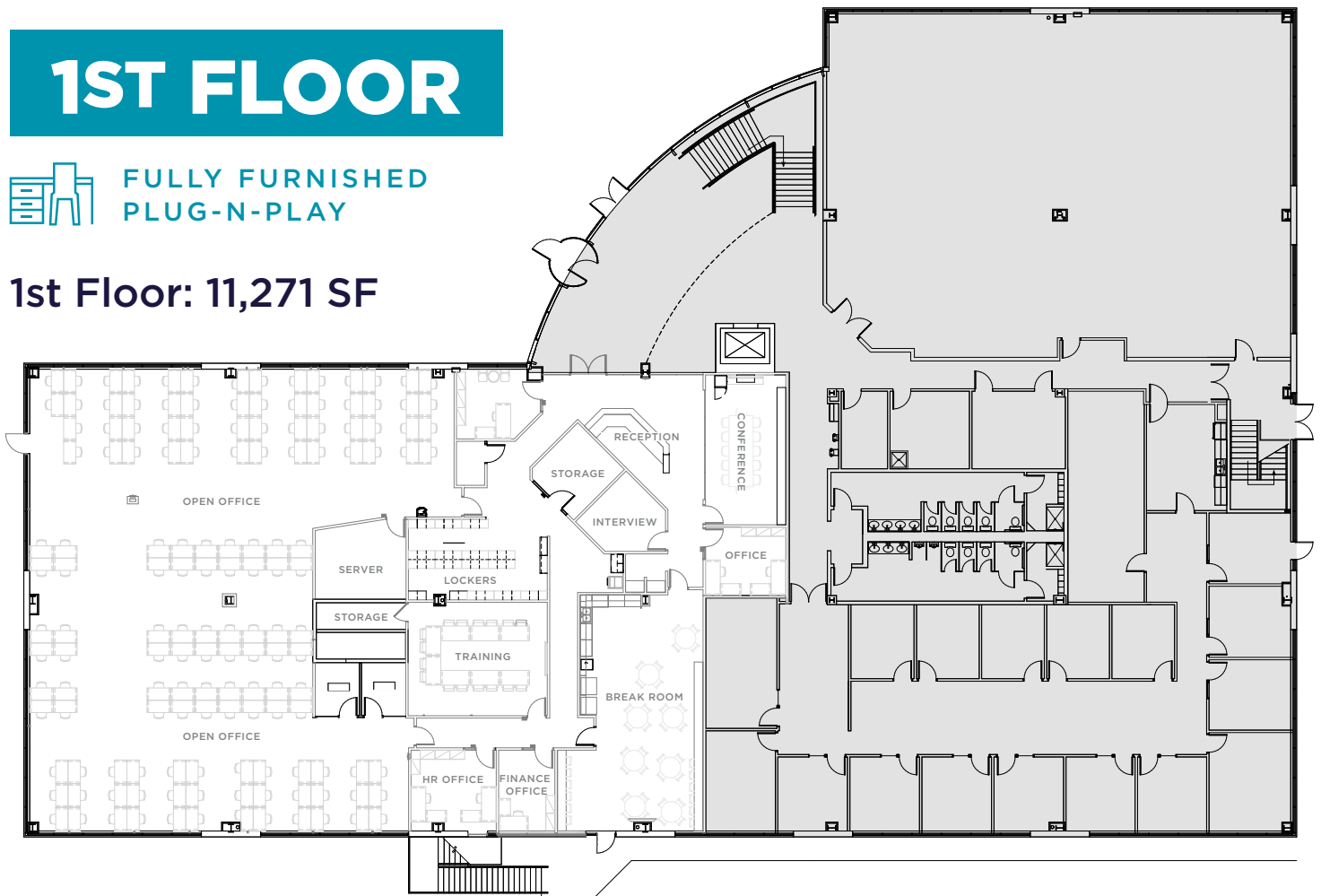


# 1ST FLOOR



FULLY FURNISHED  
PLUG-N-PLAY

1st Floor: 11,271 SF







**1150**  
**KELLY JOHNSON BLVD**  
 COLORADO SPRINGS, CO 80920

## AMENITIES

### Food

- F1** Chick-fil-A  
Chipotle  
Thai Basil  
Amanda's Cantina  
Del Taco  
Wendy's  
Burger King
- F2** Famous Dave's BBQ  
Cracker Barrel  
Schlotzsky's  
KFC  
McDonald's
- F3** Red Robin  
IHOP
- F4** Saltgrass Steakhouse  
Olive Garden  
Monica's Taco Shop
- F5** HuHot Mongolian  
Applebee's  
Starbucks  
Culver's
- F6** On the Border  
Raising Cane's
- F7** Crave Real Burgers  
MOD Pizza  
Buffalo Wild Wings  
Tokyo Joe's  
Jason's Deli
- F8** Panera  
Five Guys  
Cold Stone
- F9** Ted's Montana Grill  
P.F. Chang's  
Biaggi's Ristorante  
QDOBA

- F10** Smashburger  
Basil & Barley  
Chuy's  
Einstein Bagels

### Retail

- R1** Walmart  
FedEx Office
- R2** Macy's  
Dillard's  
H&M  
Dick's
- R3** Nordstrom Rack  
Whole Foods  
DSW  
Barnes & Noble
- R4** Apple Store  
Pottery Barn  
Sephora  
ULTA

### Hotels

- H1** Baymont by Wyndam  
Academy Hotel  
Econolodge
- H2** Comfort Inn & Suites  
(planned)
- H3** Hampton Inn  
(proposed)
- H4** LaQuinta Inn & Suites  
Super 8 by Wyndham
- H5** Homewood Suites  
Hilton Garden Inn

### Gyms

- G1** 24-Hour Fitness

## EXCLUSIVE LEASING AGENTS

### GRANT SEANOR

Colorado Springs Commercial  
 719 418 4071  
[gseanor@coscommercial.com](mailto:gseanor@coscommercial.com)

### GARY HOLLENBECK

Palmer McAllister  
 719 630 2222  
[ghollenbeck@palmer-mcallister.com](mailto:ghollenbeck@palmer-mcallister.com)