

FOR LEASE

1490 GARDEN OF THE GODS ROAD
COLORADO SPRINGS, CO 80907



Colorado Springs
Commercial



OFFICE/FLEX FOR LEASE

PROPERTY HIGHLIGHTS

BUILDING SIZE: 31,775 SF
AVAILABLE SF: 4,000-8,099 RSF
LEASE RATE: \$14.00 per RSF NNN
NNN: \$5.25 per RSF (estimate)
T.I.: Negotiable
PARKING RATIO: 3.5 per 1,000 RSF (expandable)
ZONING: PIP-1 (Planned Industrial Park)

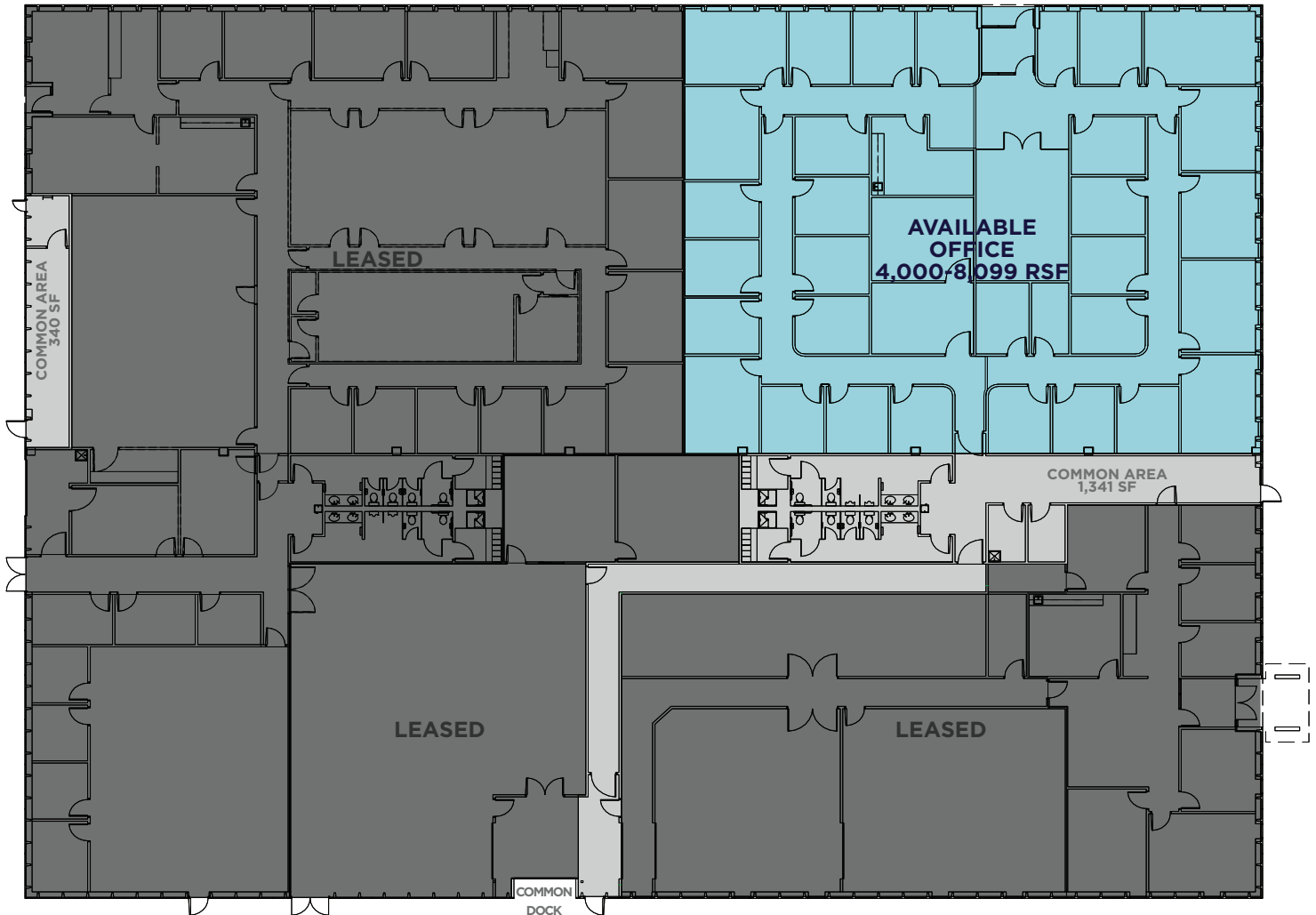
- New, upscale office finishes
- Immediate access to restaurants, retail and hotels
- Spectacular mountain views
- In-suite conference rooms
- Private exterior entrances



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