



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

211 E COLORADO AVE

COLORADO SPRINGS, CO 80903

OFFICE / RETAIL
FOR LEASE

PRIME Downtown
Colorado Springs location
with excellent retail or
office **EXPOSURE**

FREESTANDING
building with
PROMINENT SIGNAGE

Located at the **BUSY**
intersection of Nevada &
Colorado Avenue with
HIGH TRAFFIC COUNTS





211 E COLORADO AVE

Downtown Colorado Springs



AVAILABLE SPACE

4,586 RSF



LEASE RATE

Contact Broker



NNN

\$4.50 psf (estimate)
exclusive of suite janitorial



ZONING

C6



PARKING

Street parking

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOME VALUE



CONSUMER SPENDING

3 Miles

102,457

\$379,057

\$1.4B

5 Miles

234,587

\$356,494

\$2.9B

10 Miles

526,197

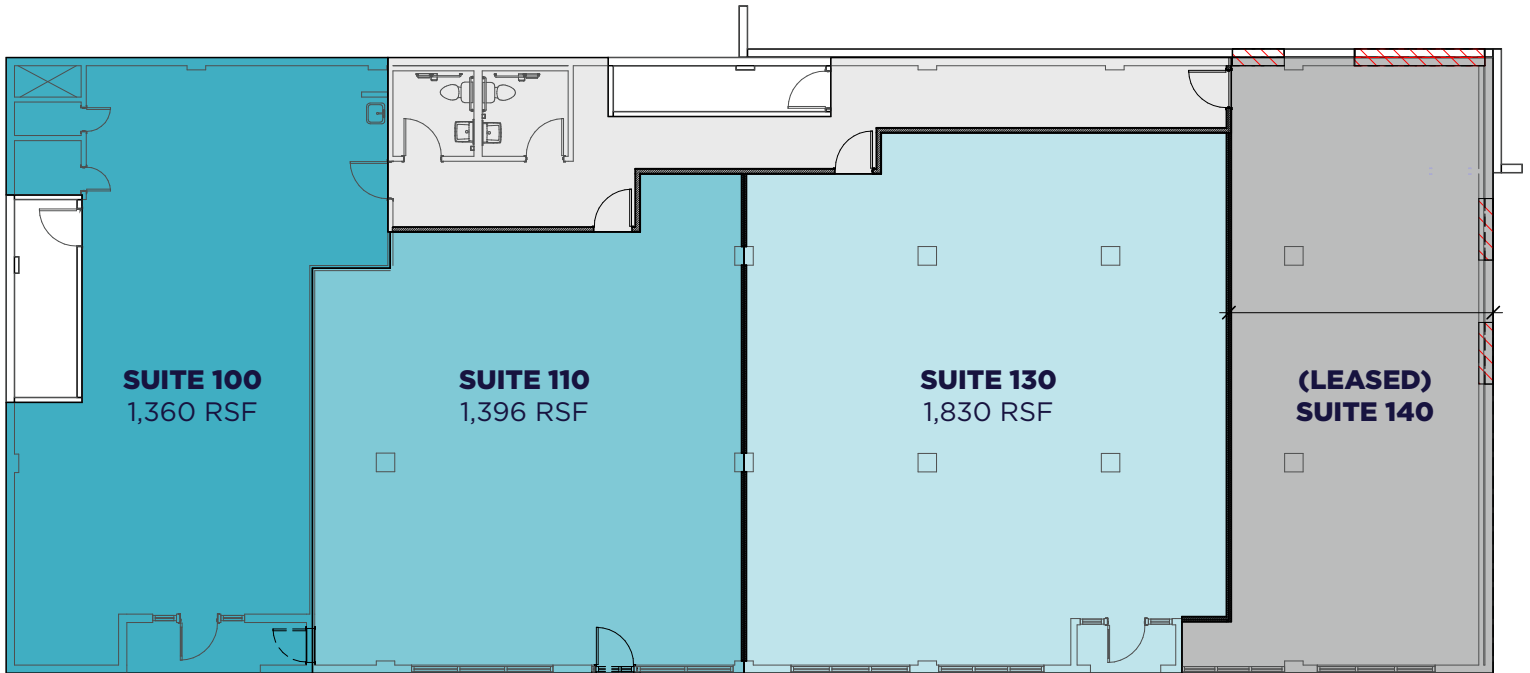
\$370,167

\$6.9B

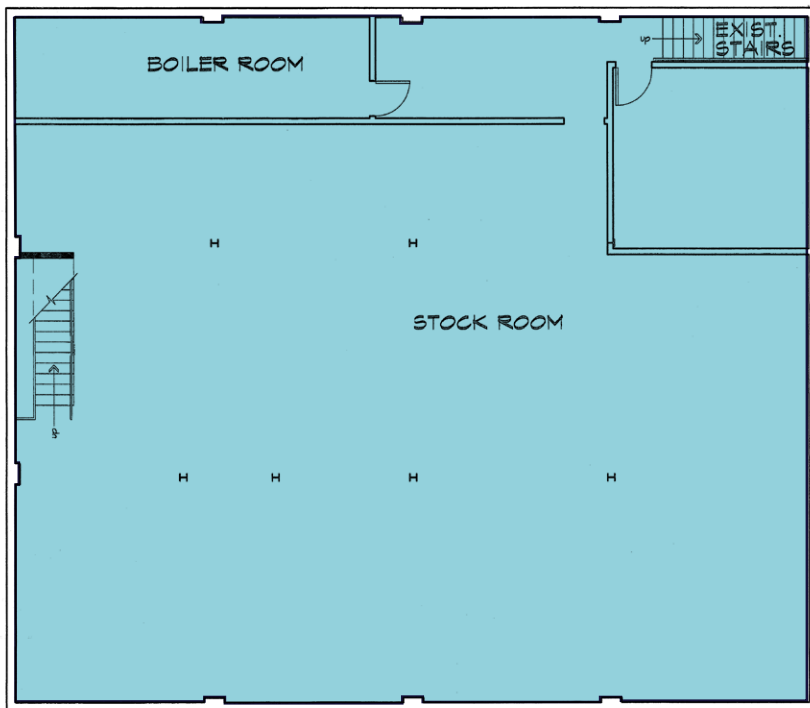
FLOOR PLANS

4,586 RSF AVAILABLE

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



MAIN LEVEL



BASEMENT LEVEL



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90 S Cascade Avenue, Suite 1150, Colorado Springs, CO 80903
+1 719 634 1500 | coscommercial.com

Eat

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. The Famous Coffee & Tea Zone 2. The Rabbit Hole
Bonnie and Read
Bento Heaven 3. Fratelli Ristorante Italiano
King's Chef Diner
Subway 4. Story Coffee 5. The Skirted Heifer
Jose Muldoon's
Paris Crepe 6. Pita Pit
Azada Mexican Grill 7. Taste of Jerusalem
Bingo Burger
Solar Roast Coffee 8. Oskar Blues Grill & Brew
Whiskey Dick's
T-Byrds Tacos & Tequila | <ol style="list-style-type: none"> 9. The Melting Pot
Yoo Mae
Einstein's Bagels 10. Phantom Canyon Brewing Company 11. Fujiyama
Jimmy John's
East Coast Deli
Marco's Pizza
Urban Egg
Saigon Cafe 12. Red Gravy
Jack Quinn's
Il Vicino
Chipotle
Starbucks
Josh & John's Ice Cream 13. The Mining Exchange
La Baguette 14. Duca's Neopolitan Pizza 15. MacKenzie's Chop House |
|---|--|

Play

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. America the Beautiful Park 2. U.S Olympic & Paralympic Museum 3. Pikes Peak Center for the Performing Arts 4. Colorado Springs Pioneer Museum/Alamo Square 5. U.S. Olympic Committee Headquarters | <ol style="list-style-type: none"> 6. Kimball's Peak Theater 7. Acacia Park/Uncle Wilber Fountain 8. CityROCK Climbing Center 9. Colorado Springs City Auditorium 10. Cottonwood Center for the Arts |
|--|---|



PikeRide Stations

GRANT SEANOR / gseanor@coscommercial.com / +1 719 418 4071