



PALMER CENTER



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

2 N. CASCADE AVE., 90 S. CASCADE AVE.
2 S. CASCADE AVE., 50-80 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903



DOWNTOWN CLASS A OFFICE | FOR LEASE

BUILDING HIGHLIGHTS



LEASE RATE:
Contact Broker



EXPENSES:
\$10.72 per RSF
(2026 est.)



LOAD FACTOR:
1.15%



Y.O.C.:
1968 (lobby renovated in 2008)



INTERNET/FIBER:
Comcast (internet/fiber)
CenturyLink, Underline (fiber)



PARKING RATIO:
3 underground stalls per 1,000 RSF
\$95/stall/month unreserved
\$115/stall/month reserved (P2-P3)
\$140/stall/month reserved (P1)

PNC BANK TOWER

2 N CASCADE AVE

149,426 RSF

14 LEVELS

AVAILABLE SPACE

2 N CASCADE AVE

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.

2ND FLOOR:	12,252 RSF		QUICK OCCUPANCY
SUITE 390:	924 RSF		
SUITE 420:	1,337 RSF		QUICK OCCUPANCY
SUITE 510:	1,390 RSF		
SUITE 520:	3,322 RSF		QUICK OCCUPANCY
SUITE 700:	2,483 RSF		
SUITE 730:	1,160 RSF		QUICK OCCUPANCY
SUITE 760:	1,148 RSF		QUICK OCCUPANCY
SUITE 790:	924 RSF		
9TH FLOOR:	8,826 RSF		
SUITE 1250:	3,078 RSF		
SUITE 1390:	924 RSF		



AVAILABLE SPACE

90 S CASCADE AVE

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.

SUITE 150:	6,162 RSF		QUICK OCCUPANCY (PENDING)
3RD FLOOR:	15,147 RSF		
SUITE 500:	8,394 RSF		QUICK OCCUPANCY
SUITE 510:	6,704 RSF		QUICK OCCUPANCY
5TH FLOOR:	15,098 RSF		
SUITE 670:	1,534 RSF		
8TH FLOOR:	15,098 RSF		
SUITE 940:	2,355 RSF		QUICK OCCUPANCY
SUITE 950:	4,214 RSF		QUICK OCCUPANCY
SUITE 1100:	5,361 RSF		QUICK OCCUPANCY
SUITE 1120:	2,510 RSF		
SUITE 1210:	1,326 RSF		
SUITE 1260:	1,257 RSF		
SUITE 1270:	2,403 RSF		
SUITE 1400:	9,540 RSF		
15TH FLOOR:	12,706 RSF		

BUILDING HIGHLIGHTS

LEASE RATE:
Contact Broker



EXPENSES:
\$9.80 per RSF
(2026 est.)



LOAD FACTOR:
1.15%



Y.O.C.:
1990



INTERNET/FIBER:
Comcast (internet/fiber)
CenturyLink, Underline
(fiber), Segra (fiber)



PARKING RATIO:
3 underground stalls per 1,000 RSF
\$95/stall/month unreserved
\$115/stall/month reserved (P2-P4)
\$140/stall/month reserved (P1)



WELLS FARGO TOWER

90 S CASCADE AVE

220,830 RSF

15 LEVELS





NEARBY RESTAURANTS

- | | | | |
|---|--|--|--|
| 1. The Famous
Pho King Wing
Smash Pizza
The Joint
Firebird Chicken
Kebab & Grill Indian
Coffee & Tea Zone | 6. The Melting Pot
Yoo Mae
Ola Juice Bar
Chiba Bar
Red Martini
Einstein's Bagels
Phantom Canyon
Brewing Company | 9. MacKenzie's Chop
House | 13. Shuga's |
| 2. The Rabbit Hole
Bonny and Read
King's Chef Diner
Burnt Toast
Dos Dos | 7. Fujiyama
Jimmy John's
East Coast Deli
Gaia Masala & Burger
Urban Egg
Saigon Cafe
Illegal Pete's | 10. Masala Mingle
White Pie Pizzeria
JINYA Ramen Bar
Shivers Taphouse
Loyal Coffee | 14. Warehouse
Restaurant |
| 3. Story Coffee | 8. Jax Oyster Bar
Colorado Craft
Red Gravy | 11. Fat Sully's
Denver Biscuit Co.
Atomic Cowboy
COATI
The Exchange
Frozen Gold
Cork & Cask
Dos Santos
Streetcar 520 | 15. Starbucks
Humble Bee
Roastery
Brakeman's Smashed
Burger |
| 4. The Skirted Heifer
T-Byrds Tacos
Jose Muldoon's
Azada Mexican Grill
Bambino's Pizzeria | | 12. Garden of the Gods
Market and Cafe | 16. Sushi Row
Rico's Cafe
Tony's |
| 5. Bingo Burger
Solar Roast Coffee
Munchies
Azteca Urbano | | | 17. Josh & John's Ice
Cream
Odyssey Gastropub
The Wobbly Olive
The Best Coffee &
Lounge
Wild Rose Bake Shop
Rasta Pasta |

EXCLUSIVE LEASING AGENT

GREG PHANEUF

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