



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

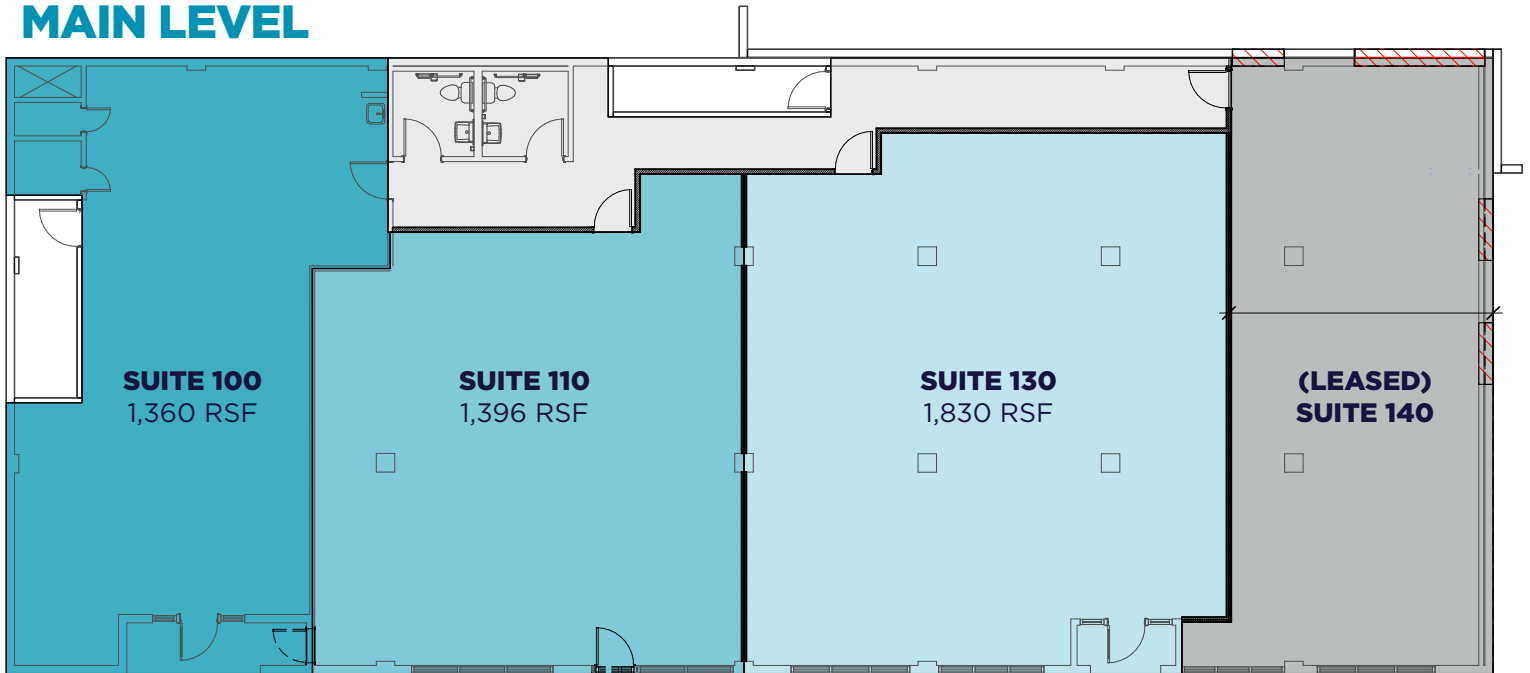
\$6.9B

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.

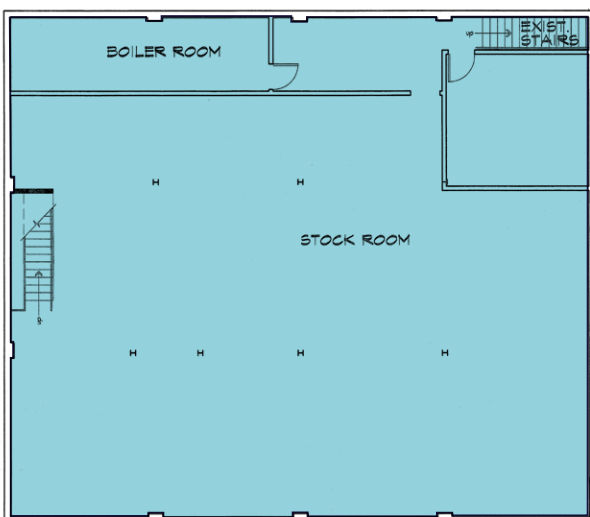
MAIN LEVEL



VIRTUAL STAGING



BASEMENT LEVEL



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COLORADO SPRINGS, CO 80903



Eat

- | | |
|---------------------------------|------------------------------------|
| 1. The Famous Coffee & Tea Zone | 9. The Melting Pot |
| 2. The Rabbit Hole | Yoo Mae |
| Bonnie and Read | Einstein's Bagels |
| Bento Heaven | 10. Phantom Canyon Brewing Company |
| 3. Fratelli Ristorante Italiano | 11. Fujiyama |
| King's Chef Diner | Jimmy John's |
| Subway | East Coast Deli |
| 4. Story Coffee | Marco's Pizza |
| 5. The Skirted Heifer | Urban Egg |
| Jose Muldoon's | Saigon Cafe |
| Paris Crepe | 12. Red Gravy |
| 6. Pita Pit | Jack Quinn's |
| Azada Mexican Grill | Il Vicino |
| 7. Taste of Jerusalem | Chipotle |
| Bingo Burger | Starbucks |
| Solar Roast Coffee | Josh & John's Ice Cream |
| 8. Oskar Blues Grill & Brew | 13. The Mining Exchange |
| Whiskey Dick's | La Baguette |
| T-Byrds Tacos & Tequila | 14. Duca's Neopolitan Pizza |
| | 15. MacKenzie's Chop House |

Play

- | | |
|---|--------------------------------------|
| 1. America the Beautiful Park | 6. Kimball's Peak Theater |
| 2. U.S. Olympic & Paralympic Museum | 7. Acacia Park/Uncle Wilber Fountain |
| 3. Pikes Peak Center for the Performing Arts | 8. CityROCK Climbing Center |
| 4. Colorado Springs Pioneer Museum/Alamo Square | 9. Colorado Springs City Auditorium |
| 5. U.S. Olympic Committee Headquarters | 10. Cottonwood Center for the Arts |



PikeRide Stations



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

GRANT SEANOR

Managing Director
719-418-4071
gseanor@coscommercial.com

DAN RODRIGUEZ

Sr Managing Director
719-418-4068
dan@coscommercial.com

PATRICK KERSCHER

Sr Managing Director
719-418-4065
patrick@coscommercial.com