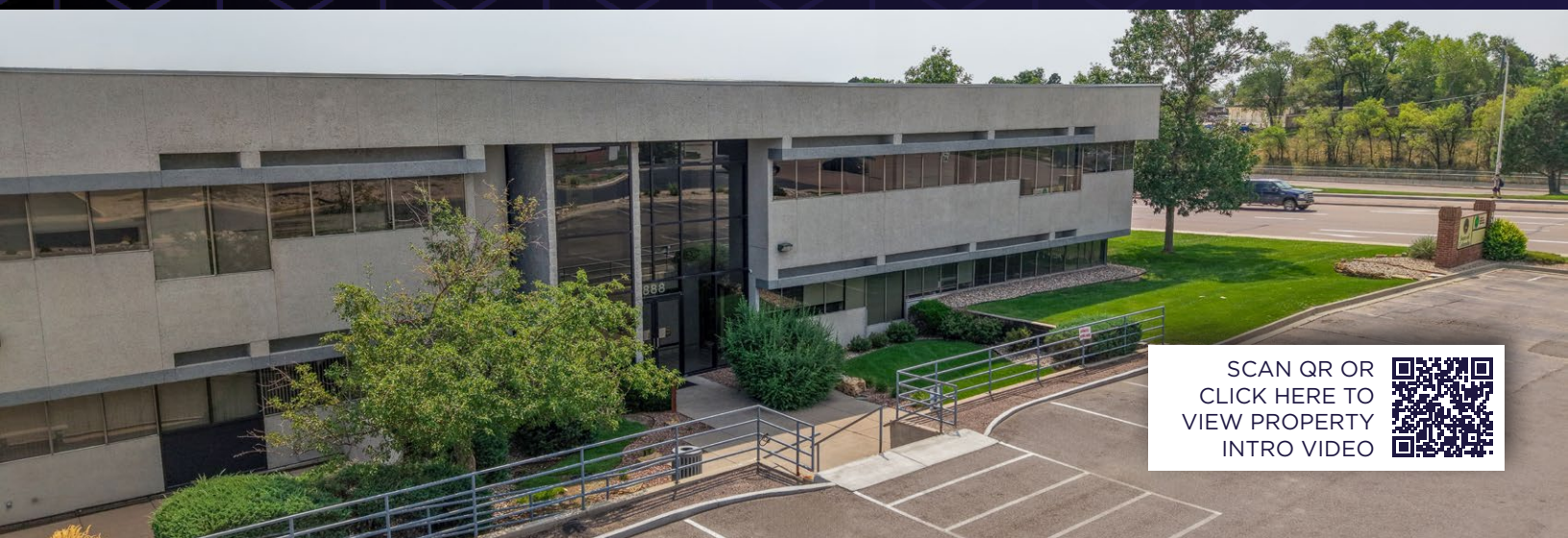
CUSHMAN & WAKEFIELD | Colorado Springs Commercial



888
GARDEN OF THE GODS RD
COLORADO SPRINGS, CO 80907

FOR SALE | 2 STORY OFFICE WITH GARDEN OF THE GODS RD FRONTAGE



SCAN QR OR CLICK HERE TO VIEW PROPERTY INTRO VIDEO







888 GARDEN OF THE GODS RD

BUILDING SIZE
29,639 SF

PARKING RATIO
5.3:1,000 RSF
±131 SPACES

YEAR BUILT
1979

SALE PRICE
$3,500,000

SITE AREA
2.2 AC

PARCEL
7324301034

STORIES
2

PRICE PER SF
$118.08/SF

888 Garden of the Gods Road presents a compelling owner/user or investment opportunity along one of Colorado Springs' most prominent commercial corridors. The property benefits from exceptional frontage and exposure along Garden of the Gods Road, providing a strong presence in an area surrounded by major employers, restaurants, retail, hotels, and a wide range of everyday amenities.

The property is strategically positioned within a major employment corridor with a strong concentration of Department of Defense and defense-related operations, creating a significant daytime population and supporting an extensive network of nearby restaurants, retail, hotels, and services. This established defense presence is anchored in part by the nearby 2424 Garden of the Gods Road campus, one of the corridor's most recognizable D.O.D. hubs.

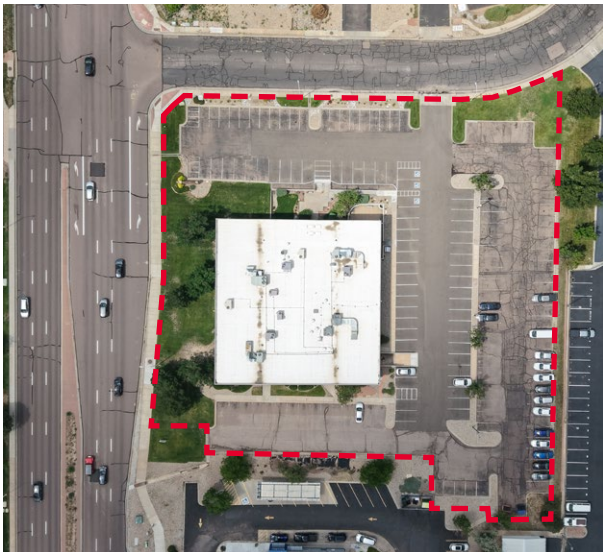
Convenient access to Garden of the Gods Road and close proximity to I-25 provide excellent connectivity throughout Colorado Springs and the greater Front Range. A large amount of on-site parking adds meaningful flexibility for a variety of potential users and further distinguishes the property from many competing opportunities in the corridor.

Whether acquired by an owner/user seeking a highly visible and recognizable business location or by an investor looking to reposition and lease the asset, 888 Garden of the Gods Road offers strong long-term potential supported by exceptional frontage, access, parking, and one of the city's most highly amenitized commercial locations.

5.3/1,000 RSF — PARKING THAT SETS THE PROPERTY APART FOR HEALTHCARE USERS

With ±131 on-site parking spaces, 888 Garden of the Gods Road offers a level of parking capacity that significantly expands the property's potential user base. The high ratio is particularly well suited for medical and healthcare users, where overlapping appointments, patient traffic, providers, support staff and visitors can create substantially greater parking demand than a traditional office environment.

For medical practices, specialty clinics and other parking-intensive operations, the ability to comfortably accommodate both employees and patients is a meaningful operational advantage — and one that can be difficult to find in competing properties.





STRATEGIC PROXIMITY TO 2424 GARDEN OF THE GODS

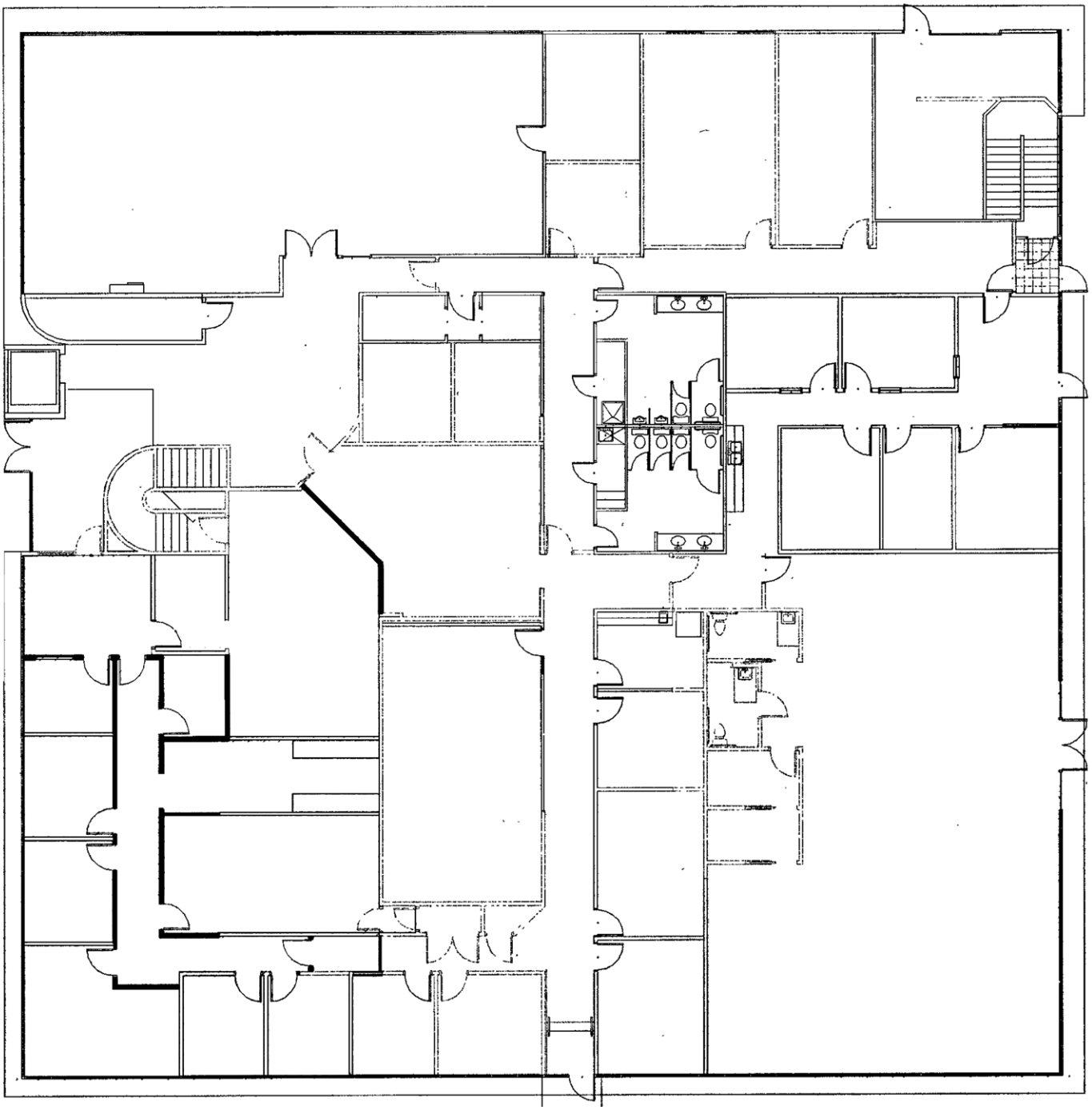
Located in close proximity to 2424 Garden of the Gods Road, 888 Garden of the Gods is strategically positioned within one of Colorado Springs' most established concentrations of Department of Defense and defense-related operations. This nearby presence supports a broad ecosystem of contractors, subcontractors, consultants, technology firms and professional service providers that benefit from staying close to key customers, partners and mission-driven operations.

For companies serving the defense and aerospace sectors, 888 Garden of the Gods offers the opportunity to establish a highly accessible location within the same corridor, while also benefiting from strong visibility, convenient access to I-25 and the surrounding concentration of businesses, services and amenities.

FLOORPLANS

1ST FLOOR

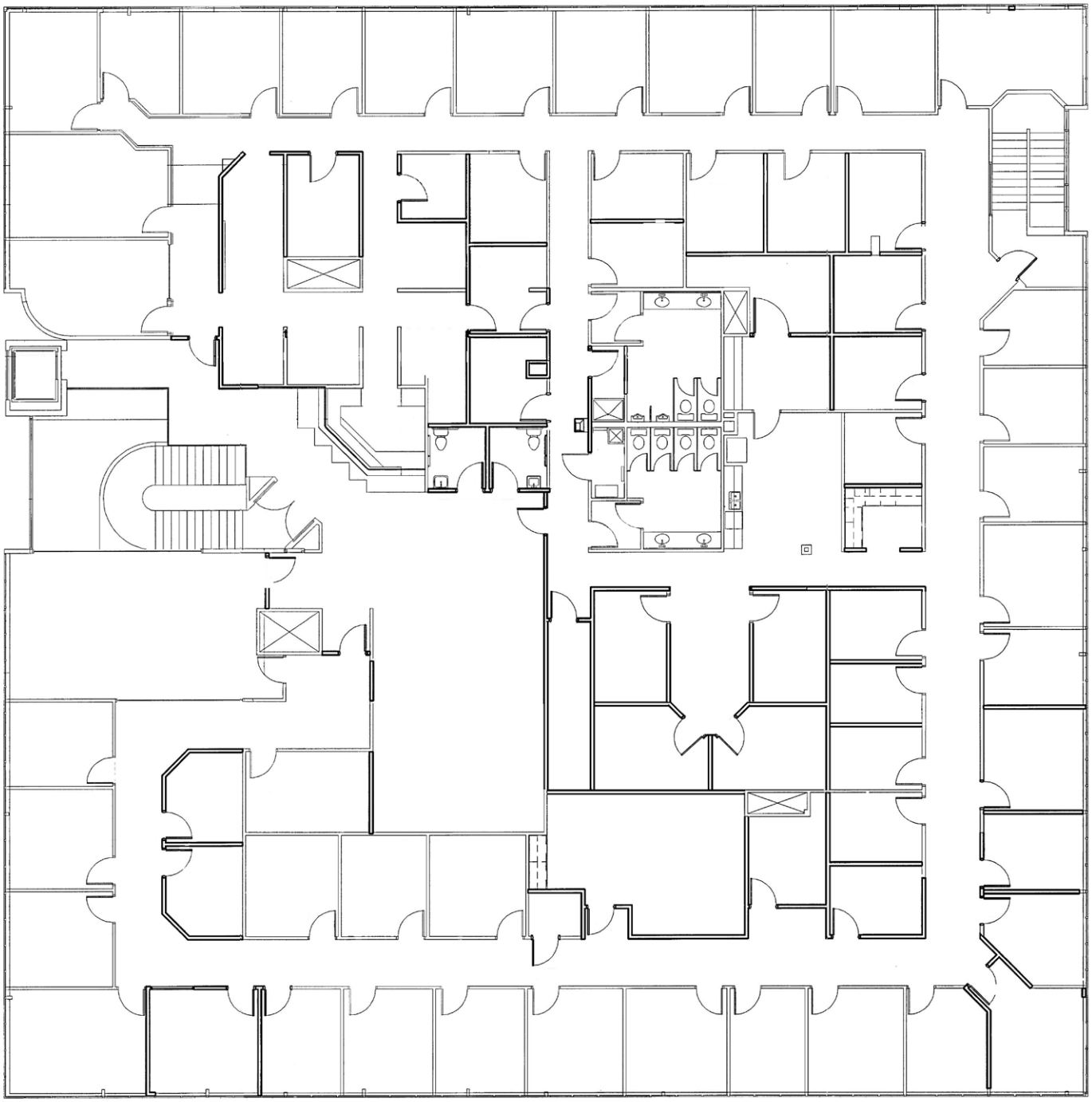
Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



FLOORPLANS

2ND FLOOR

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.










WIRENUT

VICINITY MAP

GARDEN OF THE GODS CORRIDOR & I-25



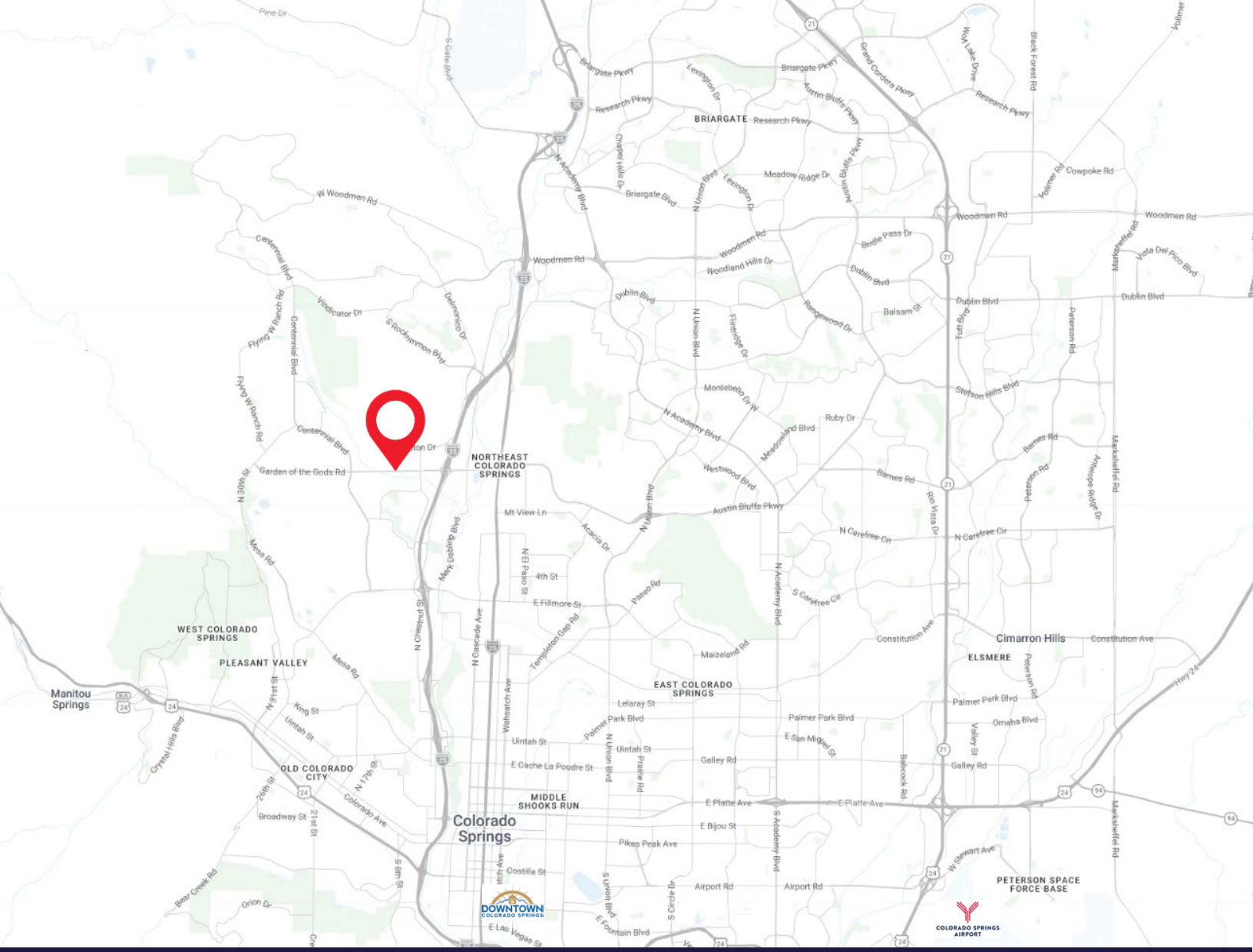
SURROUNDED BY RETAIL, DINING & EVERYDAY AMENITIES

The Garden of the Gods corridor offers an exceptional concentration of retail, dining and everyday services, giving businesses at 888 Garden of the Gods Road convenient access to the amenities employees, patients and visitors use throughout the day. Restaurants ranging from quick-service and fast-casual concepts to sit-down dining are located throughout the corridor, alongside grocery, fitness, healthcare, banking, lodging and a broad mix of national and local retailers.

Just minutes to the north, University Village Colorado further expands the surrounding amenity base, bringing together major national retailers including Costco, Lowe's and Kohl's with Trader Joe's, restaurants, specialty retailers and service businesses. Located adjacent to UCCS, University Village serves as a significant retail and dining destination within the surrounding trade area.

For an office or medical user, this depth of nearby amenities creates a meaningful advantage. Employees have numerous options for lunch, errands, fitness and services before, during and after the workday, while patients and visitors benefit from a highly recognizable commercial corridor with plenty of opportunities to combine appointments with other trips.

Combined with the property's prominent Garden of the Gods Road frontage and quick access to I-25, 888 Garden of the Gods offers a location that pairs workplace accessibility with an amenity-rich environment that is difficult to replicate in more isolated office locations.



DRIVE TIMES

3 Min. | I-25

12 Min. | Downtown COS

16 Min. | Northgate

25 Min. | COS Airport

DEMOGRAPHICS

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	3,102	26,304	75,797

POPULATION	1 MILE	3 MILES	5 MILES
	7,027	59,789	172,015

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
	$100,953	$113,145	$105,428

MEDIAN AGE	1 MILE	3 MILES	5 MILES
	39.9	40.7	39.7

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