



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



Office For Lease
Medical Office For Lease

1259 LAKE PLAZA

COLORADO SPRINGS, CO 80906

1259 LAKE PLAZA



BUILDING SIZE: 41,947 SF

AVAILABLE SPACE:

1st Floor: 5,000-20,639 RSF
(11/1/25)

Suite 230: 2,756 RSF

Suite 270: 2,309 RSF

LEASE RATE: From \$16.50-\$17.50/RSF NNN

EXPENSES: \$9.50/RSF (2025 estimate)

PARKING: 123 marked stalls



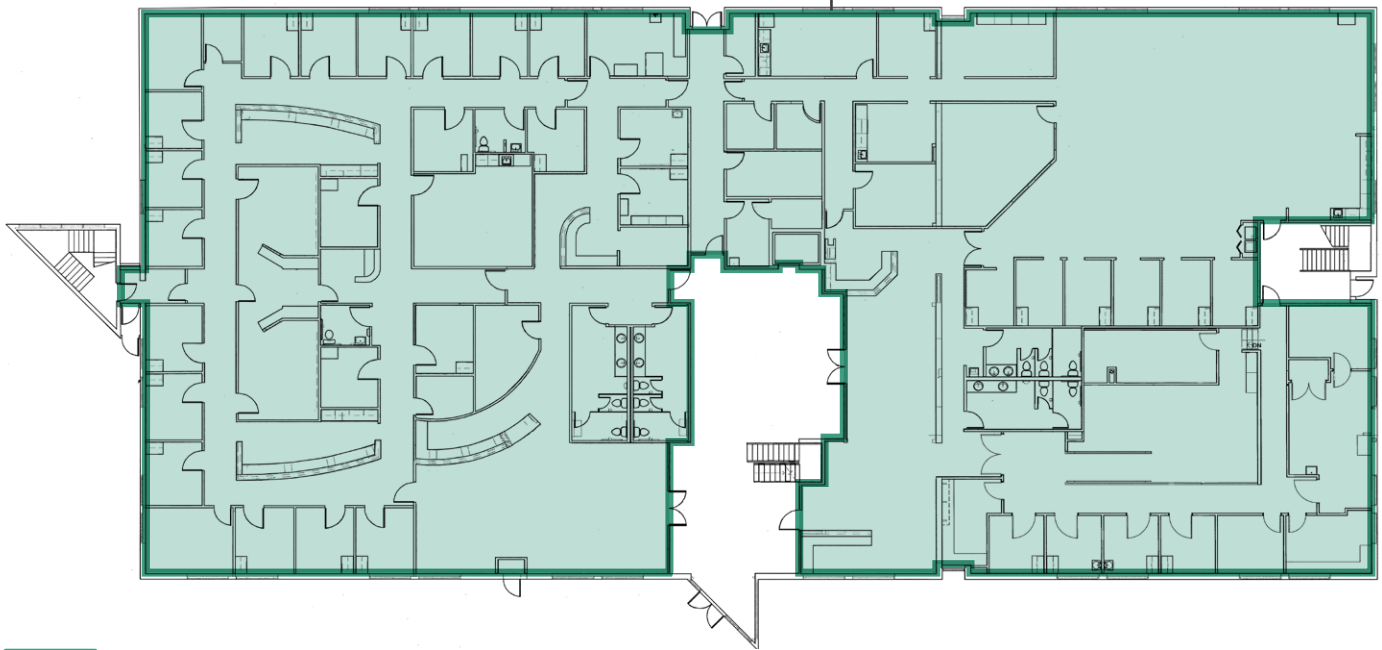
WATCH OUR VIDEO

1259 Lake Plaza Drive is the premier medical, office-building complex in South Colorado Springs. Home to one of Colorado's largest orthopedic groups, 1259 Lake Plaza Drive is conveniently located just off I-25 and Lake Avenue. The building has undergone major renovations, converting the building into a modern, sleek, and professional office complex with Class-A finishes. 1259 Lake Plaza Drive is located in a great zip code with close proximity to the Broadmoor, Ft. Carson, World Arena and other restaurants and shops.

1259 LAKE PLAZA

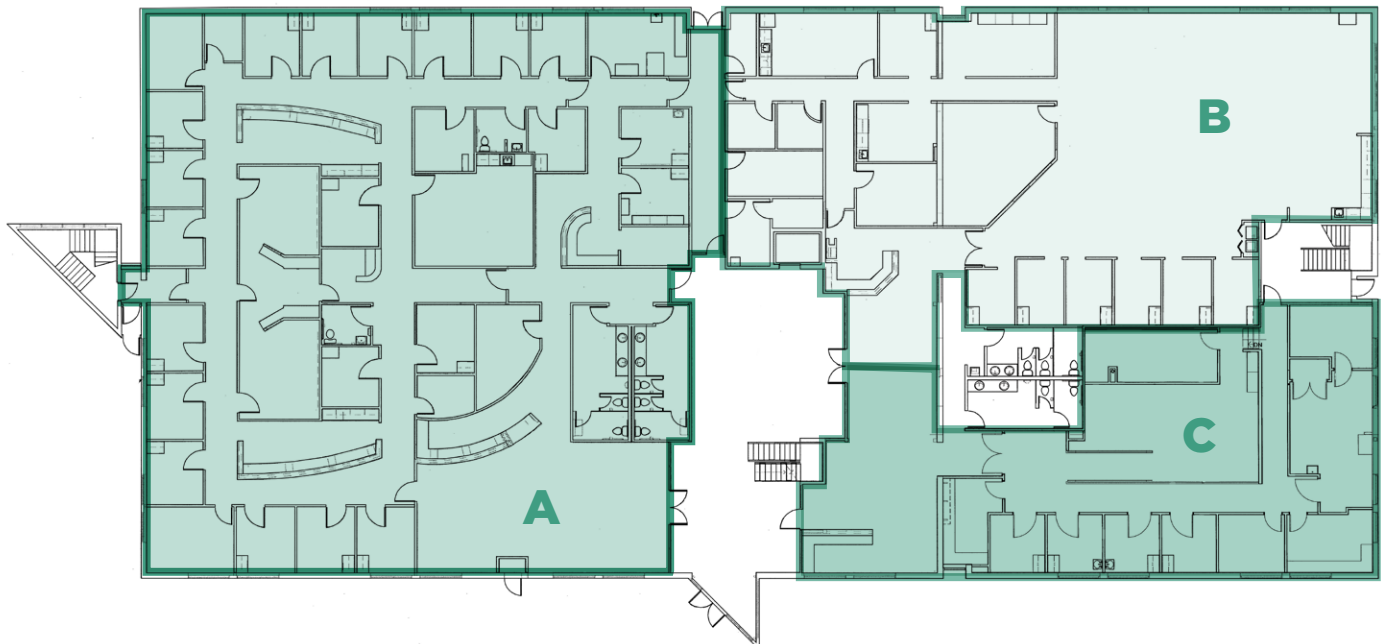
1ST FLOOR

FULL FLOOR AVAILABLE
Former Orthopedic Center
10,000 - 20,639 RSF



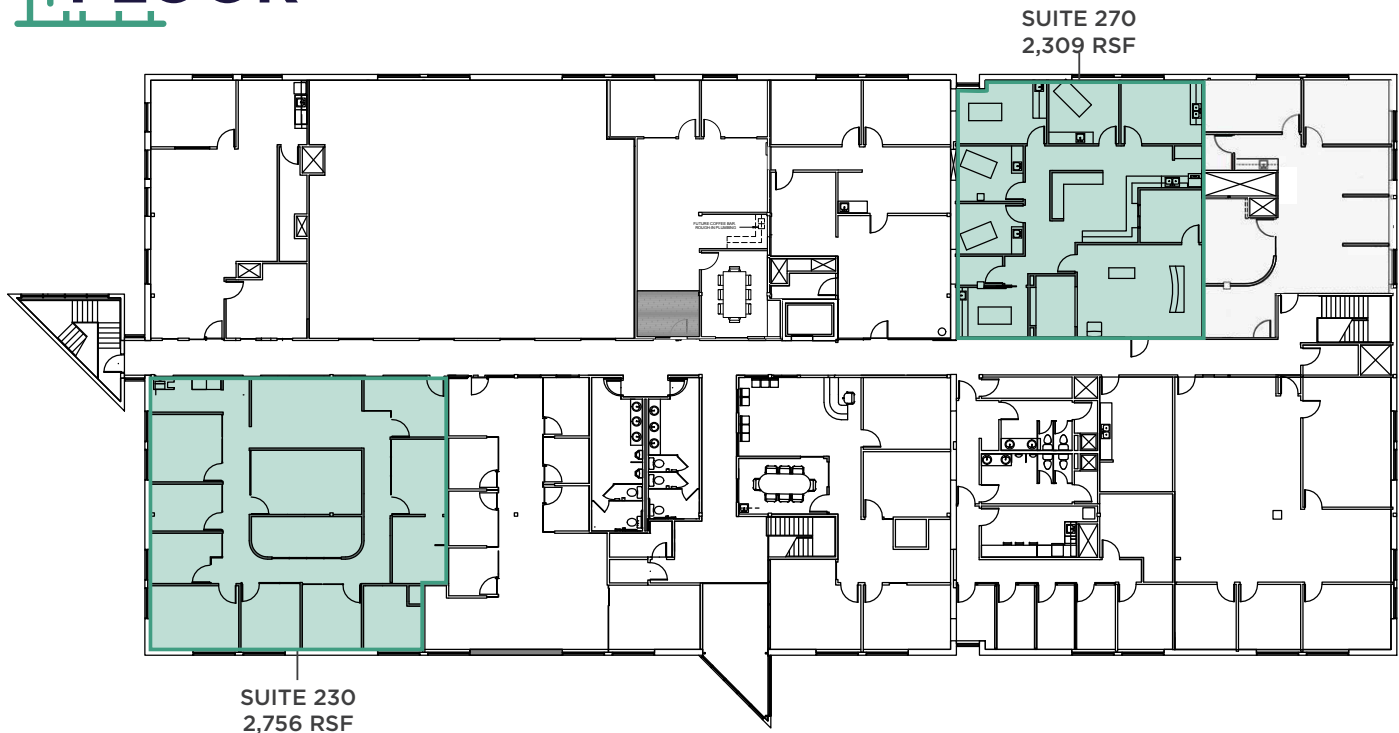
1ST FLOOR POTENTIAL DEMISING PLAN

***DIVISIBLE TO $\pm 5,000$ RSF**



1259 LAKE PLAZA

2ND FLOOR



1259 LAKE PLAZA



AMENITIES MAP

HOTELS

1. The Broadmoor
2. Courtyard by Marriott
3. Home2 Suites by Hilton
4. DoubleTree by Hilton
5. Fairfield Inn & Suites by Marriott
6. La Quinta Inn & Suites by Wyndham
7. Hampton Inn & Suites
8. Quality Inn

RESTAURANTS

1. Chili's
Starbuck's
Fazoli's
Arby's
Olde World Bagel & Deli
2. Old Chicago
3. Carrabba's Italian Grill
Outback Steakhouse
Buffalo Wild Wings
4. Culver's
5. Romano's Macaroni Grill
Aspen American Bar & Grill
6. Noodles & Company
Panera
Kung Fu Tea
Wing Stop
QDOBA
Panda Express
Chipotle
On The Border
Red Robin
IHOP
7. Hatch Cover
Marigold Bistro
PizzAmore
Miguel's Mexican Bar & Grill
8. The Public House

RETAIL/ENTERTAINMENT

1. Target
Office Depot
Ent Credit Union
Legacy Bank
Petco
The UPS Store
2. Cinemark Tinseltown
3. The Broadmoor World Arena
4. 24 Hour Fitness
Tan Your Hide
Hobby Lobby
Xfinity
GameStop
The Vitamin Shoppe
T-Mobile
Magnum Shooting Center
Big R
Verizon
Supercuts
Michaels
Ross
PetSmart
Ulta
Old Navy
Famous Footwear
The Home Depot
5. VASA Fitness
6. The Broadmoor Golf Club



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

FOR MORE INFORMATION, CONTACT:

GRANT SEANOR

Director

+1 719 418 4071

gseanor@coscommercial.com

PETER SCOVILLE

Principal

+1 719 418 4063

pscoville@coscommercial.com

GREG PHANEUF

Principal

+1 719 418 4064

gphaneuf@coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.