



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

4820 & 4920
CENTENNIAL BLVD
COLORADO SPRINGS, CO 80907

CENTENNIAL TECHNOLOGY CENTER



OFFICE/FLEX • FOR LEASE

4820 & 4920
CENTENNIAL BLVD
COLORADO SPRINGS, CO 80907



AVAILABLE SPACE:

4820 Centennial:	Suite 145:	23,845 RSF
	Suite 165:	13,093 RSF
	145/165:	36,938 RSF contiguous
4920 Centennial:	Fully Leased	

LEASE RATE: \$16.00 per RSF NNN

EXPENSES: 4820 Centennial: \$8.03 per RSF (2024 est.)

PARKING RATIO: 5:1,000 RSF

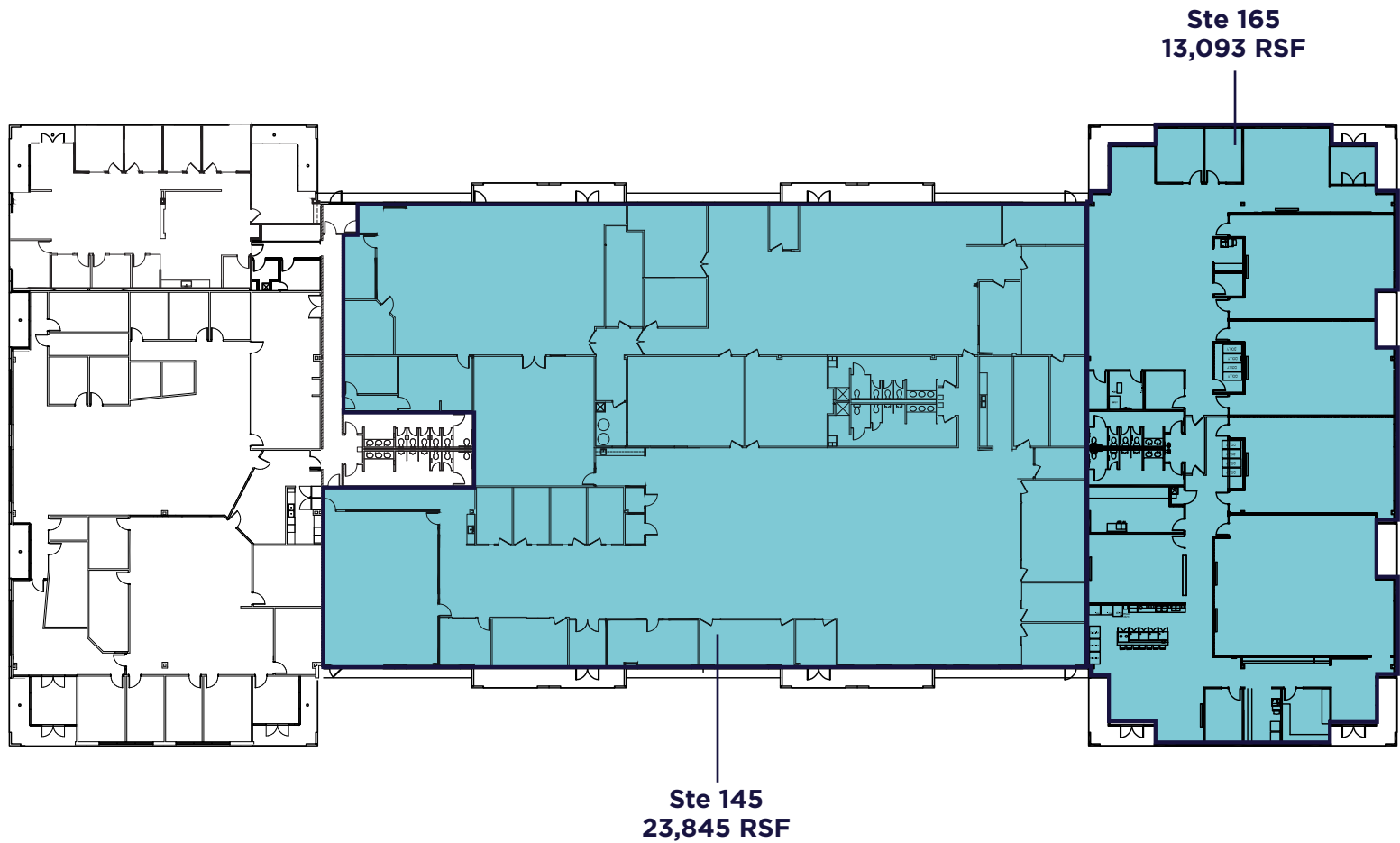
POTENTIAL USERS:
OFFICE/FLEX
STORAGE
LIGHT INDUSTRIAL/MANUFACTURING



FLOOR PLAN

4820

13,093-36,938 RSF



- Single-story office/flex
- Flexible, open floor plans
- Campus setting with mountain views
- HVAC via RTU with VAV



DEMOGRAPHICS & TRAFFIC COUNTS

	3 Mile	5 Mile	10 Mile
Population (2024)	51,838	145,680	523,326
Projected Population (2029)	54,103	151,777	547,638
Households (2024)	22,464	63,361	208,647
Projected Households (2029)	23,497	66,168	218,804
Avg. Household Income	\$101,423	\$96,735	\$97,987
Median Household Income	\$74,588	\$73,352	\$75,132
Median Age	41	39.7	36.7
Bachelor's Degree or Higher	44%	42%	38%
Median Home Value	\$452,125	\$426,007	\$394,709
Traffic Counts: Garden of the Gods Rd at Centennial Blvd			47,579 VPD
Traffic Counts: Centennial Blvd at List Dr			20,704 VPD
Traffic Counts: Garden of the Gods Rd at I-25			81,808 VPD

GREG PHANEUF

Principal

+1 719 418 4064

gphaneuf@coscommercial.com

PETER SCOVILLE

Principal

+1 719 418 4063

pscoville@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

©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.