



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

THE PRESIDIO

1155 Kelly Johnson Blvd., Colorado Springs, CO



Alturas
Capital
Partners





DOWNLOADS

SPEC SUITE: SUITE 300/304
CONCEPTUAL PLAN: SUITE 495
CONCEPTUAL PLAN: SUITE 495A
CONCEPTUAL PLAN: SUITE 495B

2ND FLOOR
3RD FLOOR
4TH FLOOR



- 3 minutes to I-25
- 12 minutes to Downtown Colorado Springs
- 12 minutes to U.S. Air Force Academy
- 22 minutes to Peterson AFB
- 25 minutes to Colorado Springs Airport
- 1 hour to Denver

BUILDING SIZE:

80,801 RSF

AVAILABLE SPACE:

Suite 201: 2,759 RSF (9/26)
 Suite 300/304: 4,950 RSF (Spec Suite)
 Suite 306: 875 RSF
 Suite 460: 1,437 RSF (10/26)
 Suite 495: 7,346 RSF

CONCEPTUAL PLANS:

Suite 495: 7,346 RSF
 Suite 495A: 3,775 RSF
 Suite 495B: 3,571 RSF

LEASE RATE:

From \$20.00 per RSF NNN

EXPENSES:

\$11.10 per RSF (2025 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

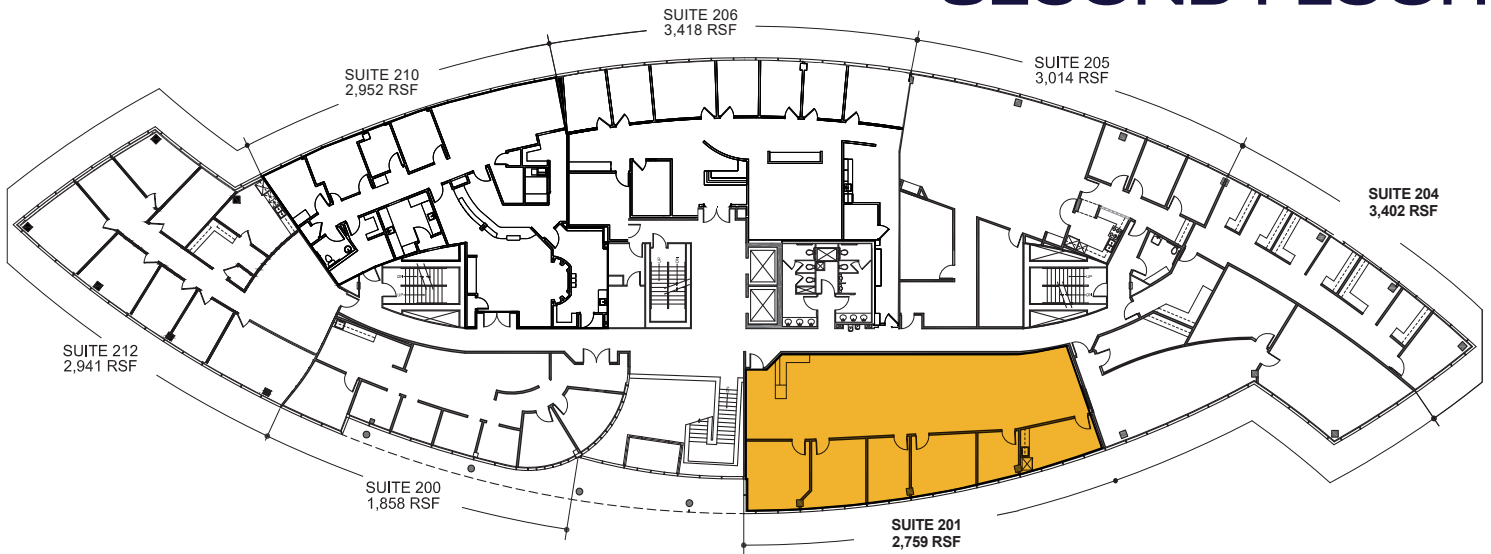
3 spaces per 1,000 RSF

NUMBER OF STORIES:

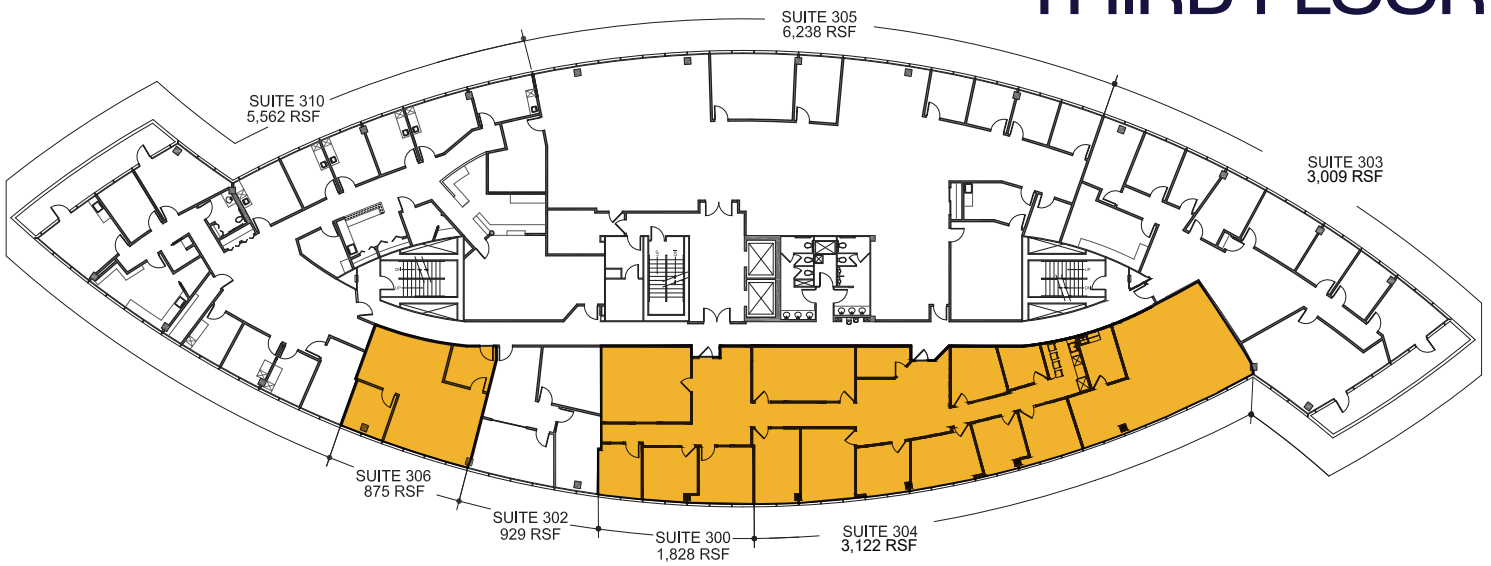
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SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



NEARBY AMENITIES

The Promenade Shops at BRIARGATE



CHAPEL HILLS AUTO MALL

THE PRESIDIO



EXCLUSIVE LEASING AGENTS

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