



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



GARDEN GATEWAY PLAZA

SINGLE-STORY
OFFICE
FOR SALE/LEASE

1357 Garden of the Gods Rd
COLORADO SPRINGS, CO 80907

GARDEN GATEWAY PLAZA



SINGLE-STORY OFFICE

FOR SALE/LEASE
OWNER/USER OPPORTUNITY

Building Size:	25,530 SF
Available Space:	Entire building available (2/26): 25,530 RSF (divisible)
Sale Price:	Contact Broken
Lease Rate:	From \$16.50 per RSF NNN
Operating Expenses:	\$6.51 per RSF (2025 estimate) exclusive of janitorial
Zoning:	M1/CR P CU
Tax Schedule #:	7326101121





25,530 RSF

- Exterior building signage available
- Prime location with modern, flexible space that can be tailored to showcase your company's brand
- This single-story building blends together a combination of functionality and flexibility
- High parking ratio
- Ideal for an office/showroom user seeking a high profile, well-located, signature building in a campus setting
- Minutes away from numerous restaurants, hotels, hiking trails, and craft breweries
- Less than 5 minutes to I-25, easy access to Garden of the Gods Road and Centennial Boulevard



5 MINUTES
TO I-25



AREA AMENITIES

Garden Gateway Plaza is located on the southwest corner of Garden of the Gods Road and Centennial Boulevard, in the heart of the Garden of the Gods corridor, home to a multitude of restaurants, retail, hotels, and craft breweries.

100+
RESTAURANTS
within 3 miles

50+
RETAIL OPTIONS
within 3 miles

30+
HOTELS
within 3 miles

9
CRAFT BREWERIES
within 3 miles

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