



1357 Garden of the Gods Rd COLORADO SPRINGS, CO 80907

GARDEN GATEWAY PLAZA



Building Size: 25,530 SF

Available Space: Entire building available (2/26):

25,530 RSF (divisible)

Sale Price: Contact Broker

Lease Rate: From \$16.50 per RSF NNN

Operating Expenses: \$6.51 per RSF (2025 estimate)

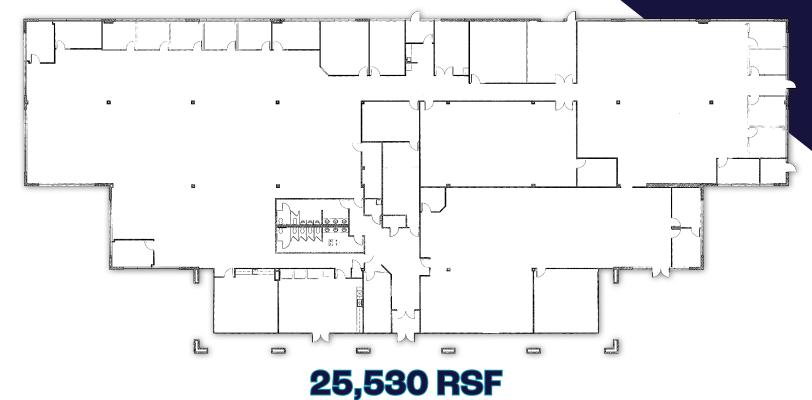
exclusive of janitorial

Zoning: M1/CR P CU

Tax Schedule #: 7326101121







- · 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 MINUTESTO 1-25



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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Colorado Springs Commercial

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