

# PALMER CENTER

CLASS A OFFICE | FOR LEASE



90 SOUTH & 2 NORTH CASCADE AVENUE  
**DOWNTOWN COLORADO SPRINGS**





## WELLS FARGO TOWER









90 S CASCADE AVENUE

220,830 RSF

15 LEVELS



### AVAILABLE SPACE:

3rd Floor:	15,147 RSF	
Suite 500:	8,394 RSF	
Suite 670:	1,534 RSF	
Suite 900:	4,164 RSF	
Suite 950:	4,214 RSF	
Suite 1120:	2,510 RSF	
Suite 1270:	2,403 RSF	
Suite 1400:	9,540 RSF	

**LEASE RATE:** Contact Broker

**EXPENSES:** \$9.47 per RSF (2025 est.)

**LOAD FACTOR:** 1.15%

**PARKING RATIO:** 3 underground stalls per 1,000 RSF, starting at \$95.00/stall/month

**Y.O.C.:** 1990

**INTERNET/FIBER:** Comcast, Level 3/TW  
Telecom, Century Link

## 1ST BANK BUILDING












2 N CASCADE AVENUE

149,426 RSF

14 LEVELS



### AVAILABLE SPACE:

2nd Floor:	12,252 RSF	
Suite 390:	924 RSF	
Suite 500:	3,160 RSF	
Suite 590:	924 RSF	
Suite 700:	2,483 RSF	
Suite 730:	1,160 RSF	
Suite 790:	924 RSF	
9th Floor:	8,826 RSF	
Suite 1020:	1,411 RSF	
Suite 1250:	3,078 RSF	
Suite 1390:	924 RSF	

**LEASE RATE:** Contact Broker

**EXPENSES:** \$10.62 per RSF (2025 est.)

**LOAD FACTOR:** 1.15%

**PARKING RATIO:** 3 underground stalls per 1,000 RSF, starting at \$95.00/stall/month

**Y.O.C.:** 1968 (lobby renovated in 2008)

**INTERNET/FIBER:** Comcast, Level 3/TW  
Telecom, Century Link



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial





## DOWNTOWN STATS



**682** Acres  
**1.1** square miles  
**120** city blocks



**100+** restaurants, brewers,  
distillers, coffee shops & bars  
**60+** retail shops



**2,919** residential units  
recently completed or under  
construction



**12M+** visits annually  
**1.95M** ann. unique visitors  
**1,118** hotel rooms completed  
or under construction



**5,134** higher education  
students  
**1,567** high school students



**10,472** residents within 1 mi<sup>2</sup>  
**95,762** residents within 3 mi<sup>2</sup>



**4.8M** ft<sup>2</sup> of office space  
**26,600** employees



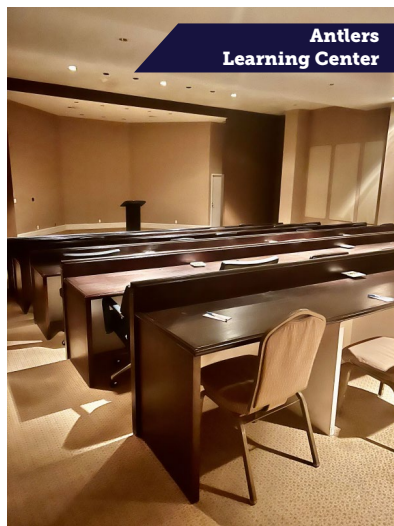
**9,150** parking spaces (and  
growing!)



**180** acres urban parkland



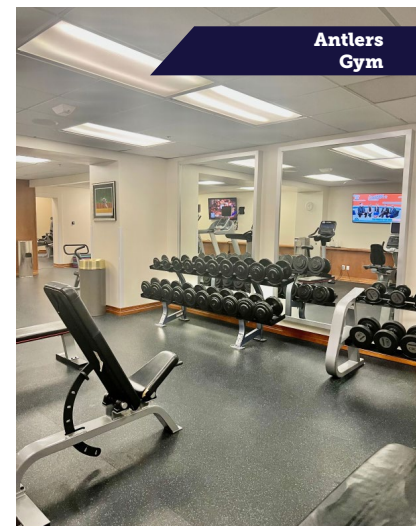
**Antlers  
Game Room**



**Antlers  
Learning Center**



**Antlers  
Indoor/Outdoor Pools**



**Antlers  
Gym**

Palmer Center tenants have access to the **amenities** at The Antlers, A Wyndham Hotel, located in the heart of Palmer Center. The rates for gym access include usage of the **gym, indoor and outdoor pools, hot tub, shower facilities**, and the **game room** for **\$35.00 per month** or a discounted rate of **\$90.00 for three months**. All tenants also get **15% off hotel stays** for out of state clients/employees. For more extensive classroom settings, there is a **learning center** with a capacity of **54** individuals available to rent at a discounted rate. Additionally, The Antlers offers a range of venues suited to different group sizes, from smaller spaces accommodating **100** individuals to larger venues capable of hosting up to **10,000** people; event rates will vary based on the specific requirements and size of your event.

*Prices and availability are subject to change without notice.*





# PALMER CENTER

## Nearby Restaurants

- |                                 |                    |                     |                    |
|---------------------------------|--------------------|---------------------|--------------------|
| 1. The Famous Coffee & Tea Zone | 6. The Melting Pot | The Mining Exchange | Luchais            |
| 2. The Rabbit Hole              | Yoo Mae            | Springs Orleans     | Garden of the Gods |
| Bonnie and Read                 | Red Martini        | La Baguette         | Market and Cafe    |
| Fratelli Ristorante             | Einstein's Bagels  | MacKenzie's Chop    | Salsa Latina       |
| Italiano                        | Ola Juice Bar      | House               | Shuga's            |
| King's Chef Diner               | Chiba Bar          | The Block Bar/Grill | Warehouse          |
| Story Coffee                    | Phantom Canyon     | White Pie Pizzeria  | Restaurant         |
| 3. The Skirted Heifer           | Brewing Company    | China Town          | Duca's Neopolitan  |
| Jose Muldoon's                  | 7. Fujiyama        | Loyal Coffee        | Pizza              |
| Paris Crepe                     | Jimmy John's       | Fat Sully's         | Starbucks          |
| Pita Pit                        | East Coast Deli    | Denver Biscuit Co.  | Spice Island Grill |
| Azada Mexican Grill             | Marco's Pizza      | Atomic Cowboy       | Poor Richard's     |
| Bambino's Pizzeria              | Urban Egg          | Pikes Peak Brewing  | Tony's             |
| 5. Taste of Jerusalem           | Saigon Cafe        | COATI               | Josh & John's Ice  |
| Bingo Burger                    | 8. Jax Oyster Bar  | The Exchange        | Cream              |
| Solar Roast Coffee              | Colorado Craft     | Frozen Gold         | Odyssey Gastropub  |
| Shame & Regret                  | Red Gravy          | Cork & Cask         | Wild Goose Meeting |
| Oskar Blues Grill               | Jack Quinn's       | Dos Santos          | House              |
| T-Byrds Tacos                   | Poke Bop           | Streetcar 520       | Carl's Jr.         |
|                                 | Chipotle           | Ephemera            |                    |

### EXCLUSIVE LEASING AGENT

#### GREG PHANEUF

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