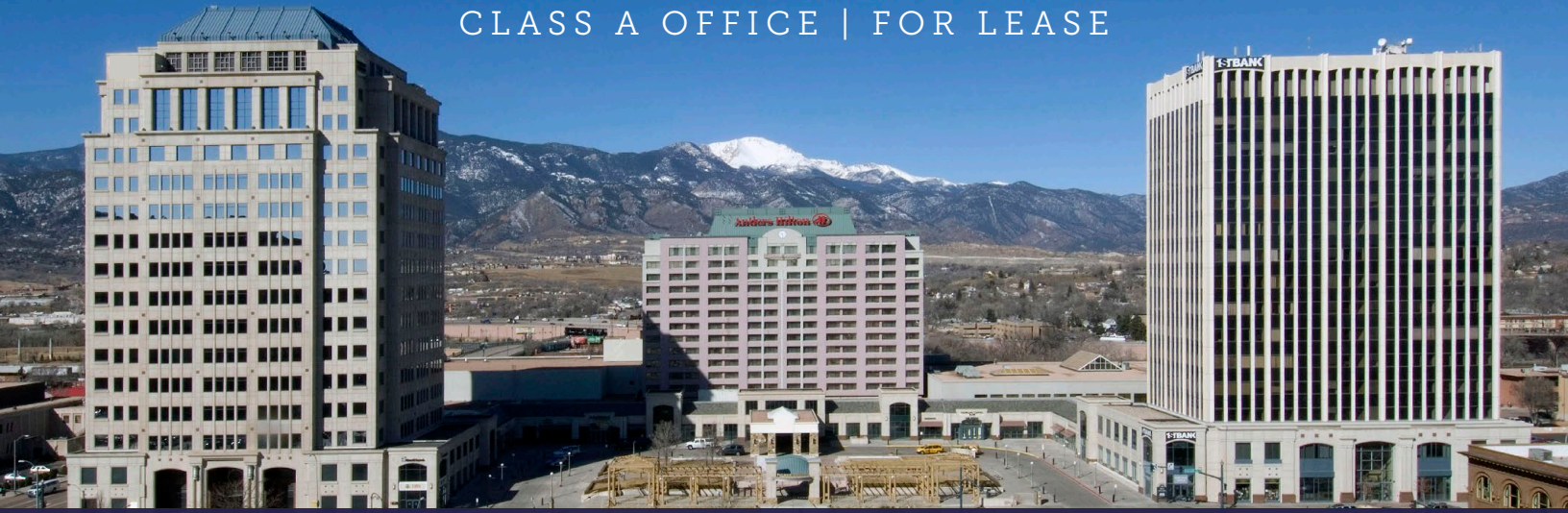


PALMER CENTER

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 510:	6,704 RSF	↕
5th Floor:	15,098 RSF	↕
Suite 670:	1,534 RSF	↕
Suite 900:	4,164 RSF	↕
Suite 940:	2,355 RSF	↕
Suite 950:	4,214 RSF	↕
Suite 1100:	5,361 RSF	↕
Suite 1120:	2,510 RSF	↕
Suite 1210:	1,326 RSF	↕
Suite 1270:	2,403 RSF	↕
13th Floor:	15,061 RSF	↕
Suite 1400:	9,540 RSF	↕

LEASE RATE: Contact Broker

EXPENSES: \$9.80 per RSF (2026 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 510:	1,390 RSF	↕
Suite 520:	3,322 RSF	↕
Suite 510/520:	4,712 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: \$10.72 per RSF (2026 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

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



PALMER CENTER

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 mi²
95,762 residents within 3 mi²



4.8M ft² 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 \$40.00 per month.** 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
Pho King Wing
Smash Pizza
The Joint
Firebird Chicken
Kebab & Grill Indian
Coffee & Tea Zone | 6. The Melting Pot
Yoo Mae
Ola Juice Bar
Chiba Bar
Red Martini
Einstein's Bagels
Phantom Canyon
Brewing Company | 9. MacKenzie's Chop House
10. Masala Mingle
White Pie Pizzeria
JINYA Ramen Bar
Shivers Taphouse
Loyal Coffee
11. Fat Sully's
Denver Biscuit Co.
Atomic Cowboy
COATI
The Exchange
Frozen Gold
Cork & Cask
Dos Santos
Streetcar 520
12. Garden of the Gods
Market and Cafe
TILL Bistro & Bar
Salsa Latina | 13. Shuga's
14. Warehouse Restaurant
15. Starbucks
Humble Bee
Roastery
Brakeman's Smashed Burger
16. Sushi Row
Rico's Cafe
Tony's
17. Josh & John's Ice Cream
Odyssey Gastropub
The Wobbly Olive
The Best Coffee & Lounge
Wild Rose Bake Shop
Rasta Pasta |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

EXCLUSIVE LEASING AGENT

GREG PHANEUF

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**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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