

211 E COLORADO AVE

Downtown Colorado Springs



PRIME Downtown
Colorado Springs location
with excellent retail or
office **EXPOSURE**

FREESTANDING
building with
PROMINENT SIGNAGE

Located at the **BUSY**
intersection of Nevada
& Colorado Avenue
with **HIGH TRAFFIC
COUNTS**



Office/Retail
For Lease

 **CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



211 E COLORADO AVE

Downtown Colorado Springs

AVAILABLE SPACE

4,446 RSF

LEASE RATE

\$12.00 per RSF NNN

NNN

\$3.23 psf (estimate)
exclusive of suite janitorial

ZONING

C6

PARKING

Street parking

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOME VALUE



CONSUMER SPENDING

3 Miles

102,457

\$379,057

\$1.4B

5 Miles

234,587

\$356,494

\$2.9B

10 Miles

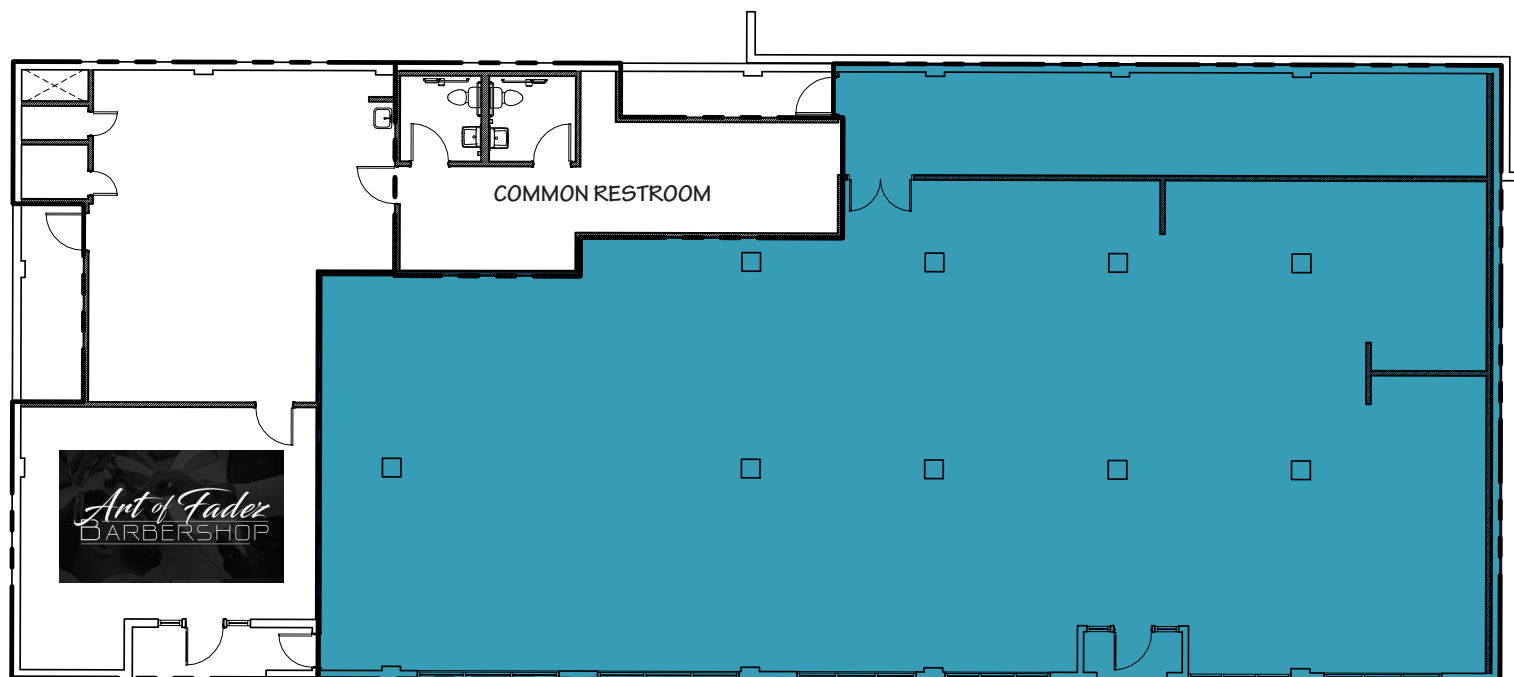
526,197

\$370,167

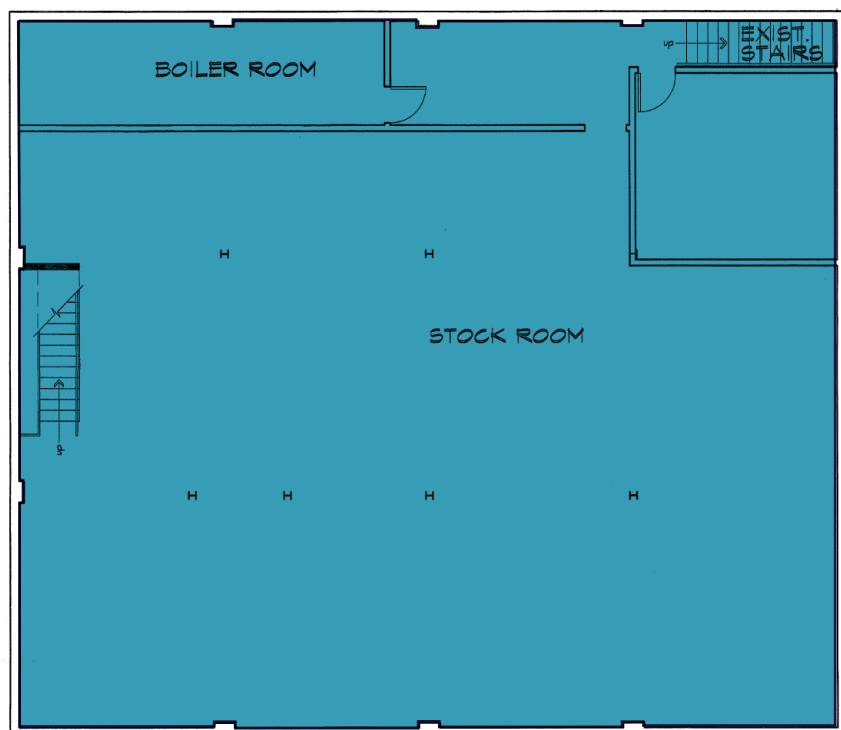
\$6.9B

FLOOR PLANS

4,446 RSF AVAILABLE



MAIN LEVEL



BASEMENT LEVEL

Office/Retail
For Lease

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WAKEFIELD**

**Colorado Springs
Commercial**

90 S Cascade Avenue, Suite 1150, Colorado Springs, CO 80903
+1 719 634 1500 | coscommercial.com



Eat

- | | | | |
|----|------------------------------|-----|--------------------------------|
| 1. | The Famous Coffee & Tea Zone | 9. | The Melting Pot |
| 2. | The Rabbit Hole | | Yoo Mae |
| | Bonnie and Read | | Einstein's Bagels |
| | Bento Heaven | 10. | Phantom Canyon Brewing Company |
| 3. | Fratelli Ristorante Italiano | 11. | Fujiyama |
| | King's Chef Diner | | Jimmy John's |
| | Subway | | East Coast Deli |
| 4. | Story Coffee | | Marco's Pizza |
| 5. | The Skirted Heifer | | Urban Egg |
| | Jose Muldoon's | | Saigon Cafe |
| | Paris Crepe | 12. | Red Gravy |
| 6. | Pita Pit | | Jack Quinn's |
| | Azada Mexican Grill | | Il Vicino |
| 7. | Taste of Jerusalem | | Chipotle |
| | Bingo Burger | | Starbucks |
| | Solar Roast Coffee | | Josh & John's Ice Cream |
| 8. | Oskar Blues Grill & Brew | 13. | The Mining Exchange |
| | Whiskey Dick's | | La Baguette |
| | T-Byrds Tacos & Tequila | 14. | Duca's Neopolitan Pizza |
| | | 15. | MacKenzie's Chop House |

Play

- | | | | |
|----|--|-----|-----------------------------------|
| 1. | America the Beautiful Park | 6. | Kimball's Peak Theater |
| 2. | U.S Olympic & Paralympic Museum | 7. | Acacia Park/Uncle Wilber Fountain |
| 3. | Pikes Peak Center for the Performing Arts | 8. | CityROCK Climbing Center |
| 4. | Colorado Springs Pioneer Museum/Alamo Square | 9. | Colorado Springs City Auditorium |
| 5. | U.S. Olympic Committee Headquarters | 10. | Cottonwood Center for the Arts |



PikeRide Stations

GRANT SEANOR / gseanor@coscommercial.com / +1 719 418 4071

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