

# 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

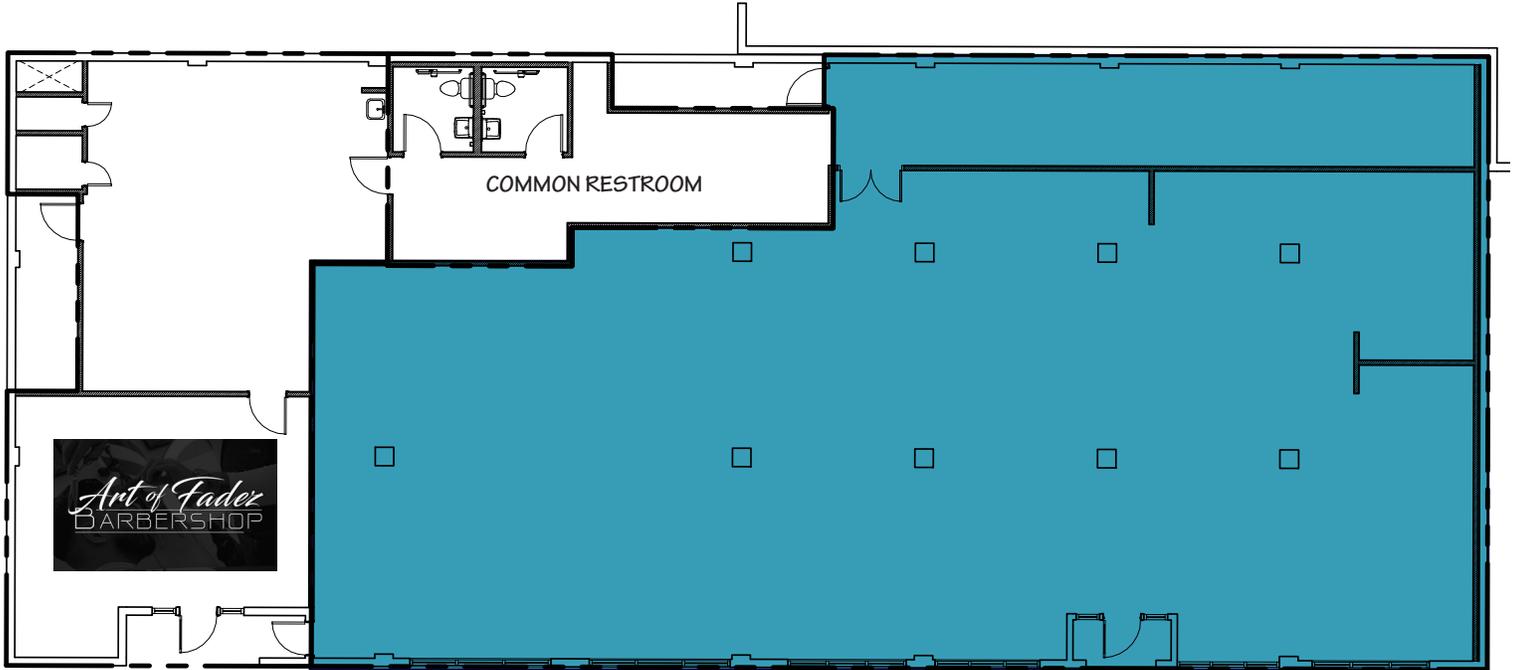
526,197

\$370,167

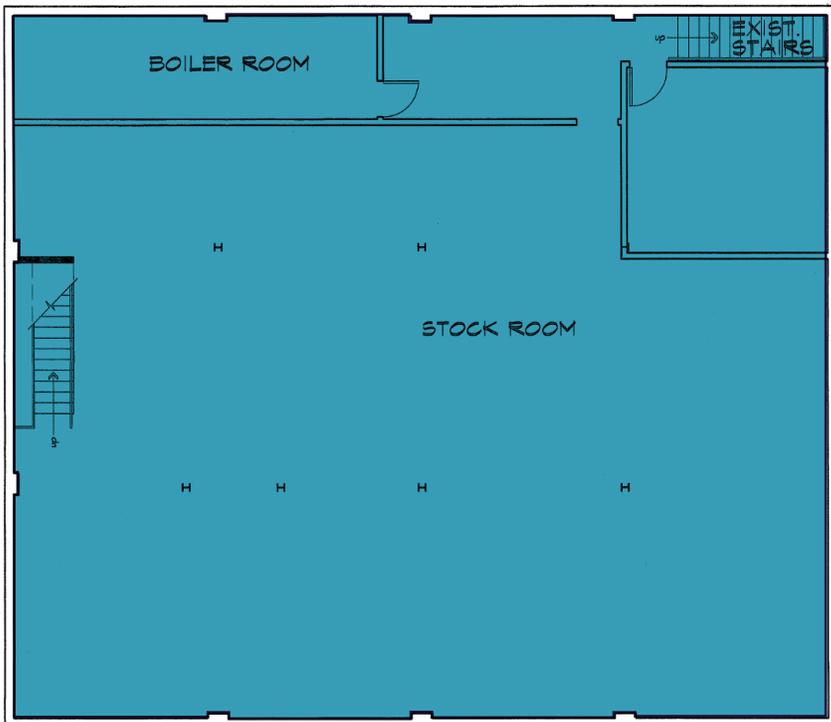
\$6.9B

# FLOOR PLANS

4,446 RSF AVAILABLE



## MAIN LEVEL



## BASEMENT LEVEL

Office/Retail  
For Lease

 CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

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



## Eat

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>1. The Famous Coffee &amp; Tea Zone</li> <li>2. The Rabbit Hole<br/>Bonnie and Read<br/>Bento Heaven</li> <li>3. Fratelli Ristorante Italiano<br/>King's Chef Diner<br/>Subway</li> <li>4. Story Coffee</li> <li>5. The Skirted Heifer<br/>Jose Muldoon's<br/>Paris Crepe</li> <li>6. Pita Pit<br/>Azada Mexican Grill</li> <li>7. Taste of Jerusalem<br/>Bingo Burger<br/>Solar Roast Coffee</li> <li>8. Oskar Blues Grill &amp; Brew<br/>Whiskey Dick's<br/>T-Byrds Tacos &amp; Tequila</li> </ul> | <ul style="list-style-type: none"> <li>9. The Melting Pot<br/>Yoo Mae<br/>Einstein's Bagels</li> <li>10. Phantom Canyon Brewing Company</li> <li>11. Fujiyama<br/>Jimmy John's<br/>East Coast Deli<br/>Marco's Pizza<br/>Urban Egg<br/>Saigon Cafe</li> <li>12. Red Gravy<br/>Jack Quinn's<br/>Il Vicino<br/>Chipotle<br/>Starbucks<br/>Josh &amp; John's Ice Cream</li> <li>13. The Mining Exchange<br/>La Baguette</li> <li>14. Duca's Neopolitan Pizza</li> <li>15. MacKenzie's Chop House</li> </ul> |
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## Play

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. America the Beautiful Park</li> <li>2. U.S Olympic &amp; Paralympic Museum</li> <li>3. Pikes Peak Center for the Performing Arts</li> <li>4. Colorado Springs Pioneer Museum/Alamo Square</li> <li>5. U.S. Olympic Committee Headquarters</li> </ul> | <ul style="list-style-type: none"> <li>6. Kimball's Peak Theater</li> <li>7. Acacia Park/Uncle Wilber Fountain</li> <li>8. CityROCK Climbing Center</li> <li>9. Colorado Springs City Auditorium</li> <li>10. Cottonwood Center for the Arts</li> </ul> |
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PikeRide Stations

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