

STOCKMENS BANK BUILDING

25 N CASCADE AVE

COLORADO SPRINGS, CO 80903



6,000-29,583 SF OFFICE | **FOR LEASE**



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



PLUG-N-PLAY

Furnished Office Space · Ready for Occupancy





STOCKMENS BANK BUILDING

25 N CASCADE AVE

COLORADO SPRINGS, CO 80903

Positioned in the heart of Colorado Springs' Central Business District, this four-story multi-tenant office property offers 48,086 SF of professional space with excellent visibility and seamless access to I-25. Located at the first lighted interchange from Exit 142 (Bijou Street), the property provides quick and convenient connectivity.

Tenants enjoy renovated restrooms and sweeping western-facing mountain views, all within walking distance to downtown restaurants, retail, and cultural venues.

The property features two passenger elevators, a freight elevator, and on-site amenities such as banking and a fitness center making it an ideal choice for businesses seeking a central, professional setting with convenient access to all the downtown amenities.



Building Size
48,086 SF



Available Space
29,583 SF



Year Built
1963/1983



Starting Base Lease Rate
\$17.00 per RSF NNN



Stories
4



Operating Expenses
\$10.00 per RSF (2025)



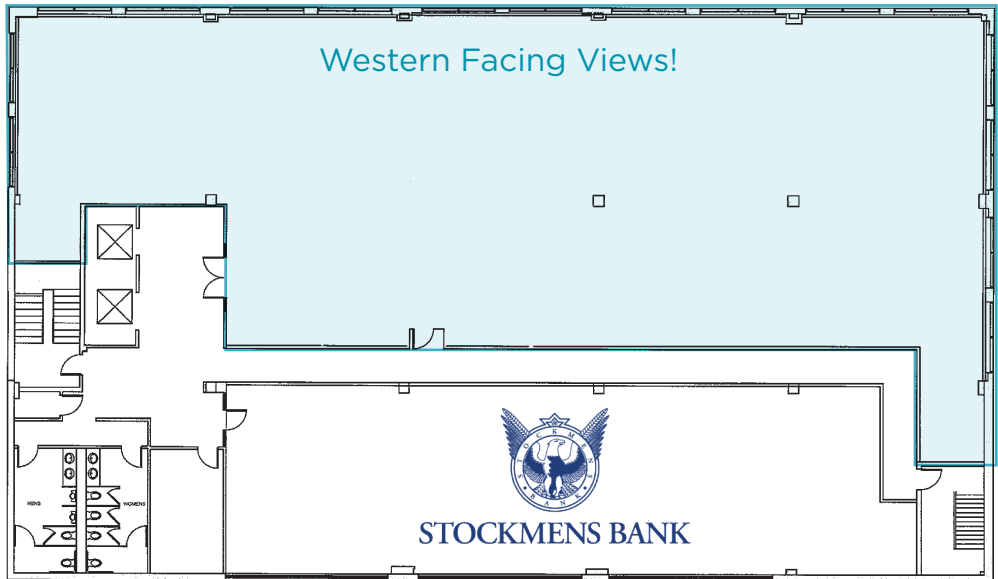
Tenant Improvements
Negotiable



Parking Ratio
2.25/1,000 RSF
(At Market Rate)

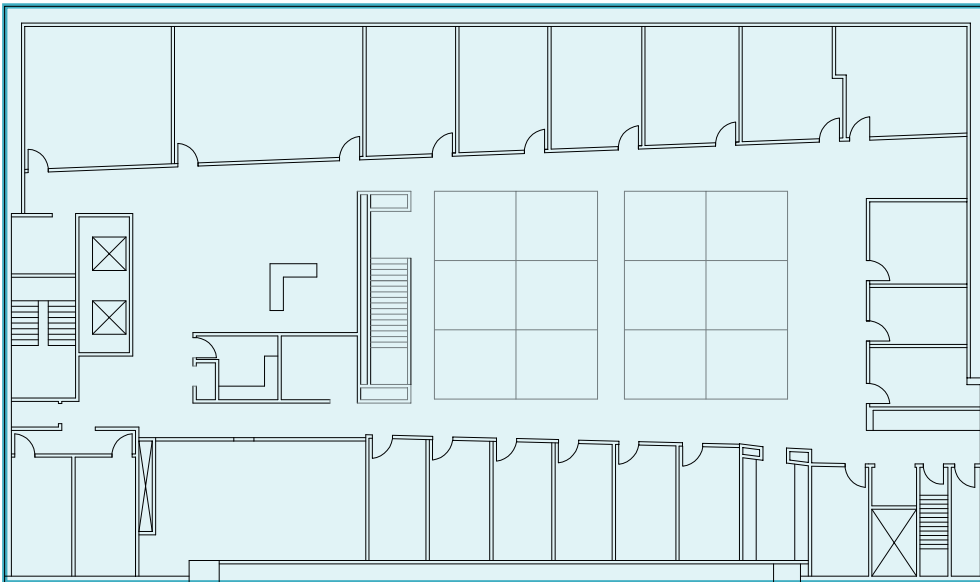


Building Signage Available
(Dependent on Tenant Size)



2nd Floor

8,133 SF
AVAILABLE

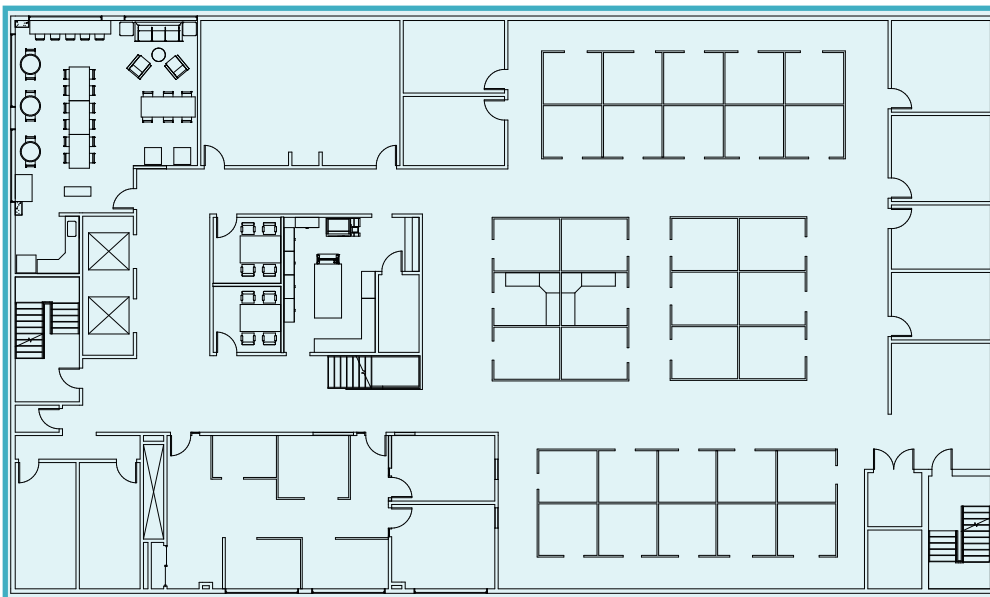


3rd Floor

11,000 SF
AVAILABLE



FULLY FURNISHED
PLUG-N-PLAY



4th Floor

10,450 SF
AVAILABLE



FULLY FURNISHED
PLUG-N-PLAY



RESTAURANTS

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

 PikeRide Stations

ATTRACTIONS

- | | |
|---|--------------------------------------|
| 1. America the Beautiful Park | 6. Kimball's Peak Theater |
| 2. U.S. Olympic Museum (2020) | 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 |



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
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