



**INTRO VIDEO**

SCAN QR CODE  
OR CLICK HERE  
TO VIEW

# 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)

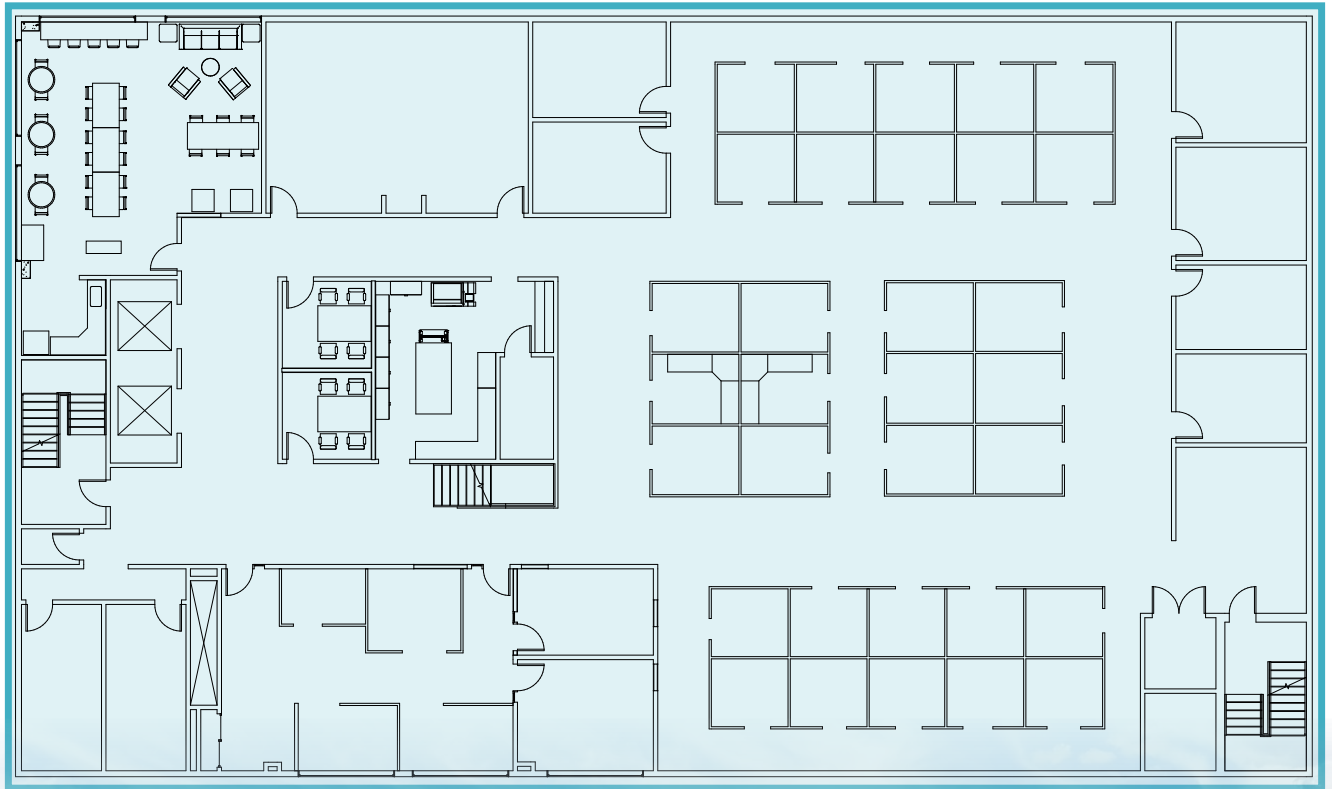
# FLOOR PLANS



4th Floor  
10,450 SF  
AVAILABLE



FULLY FURNISHED  
PLUG-N-PLAY



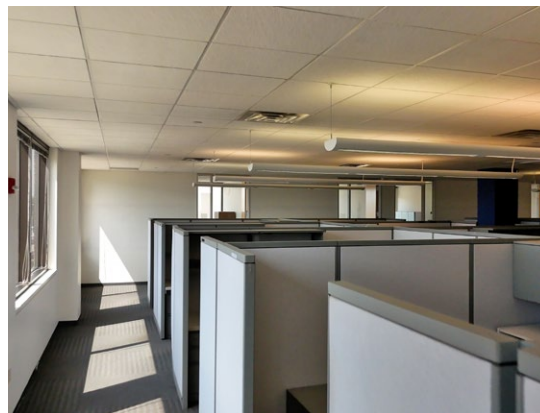
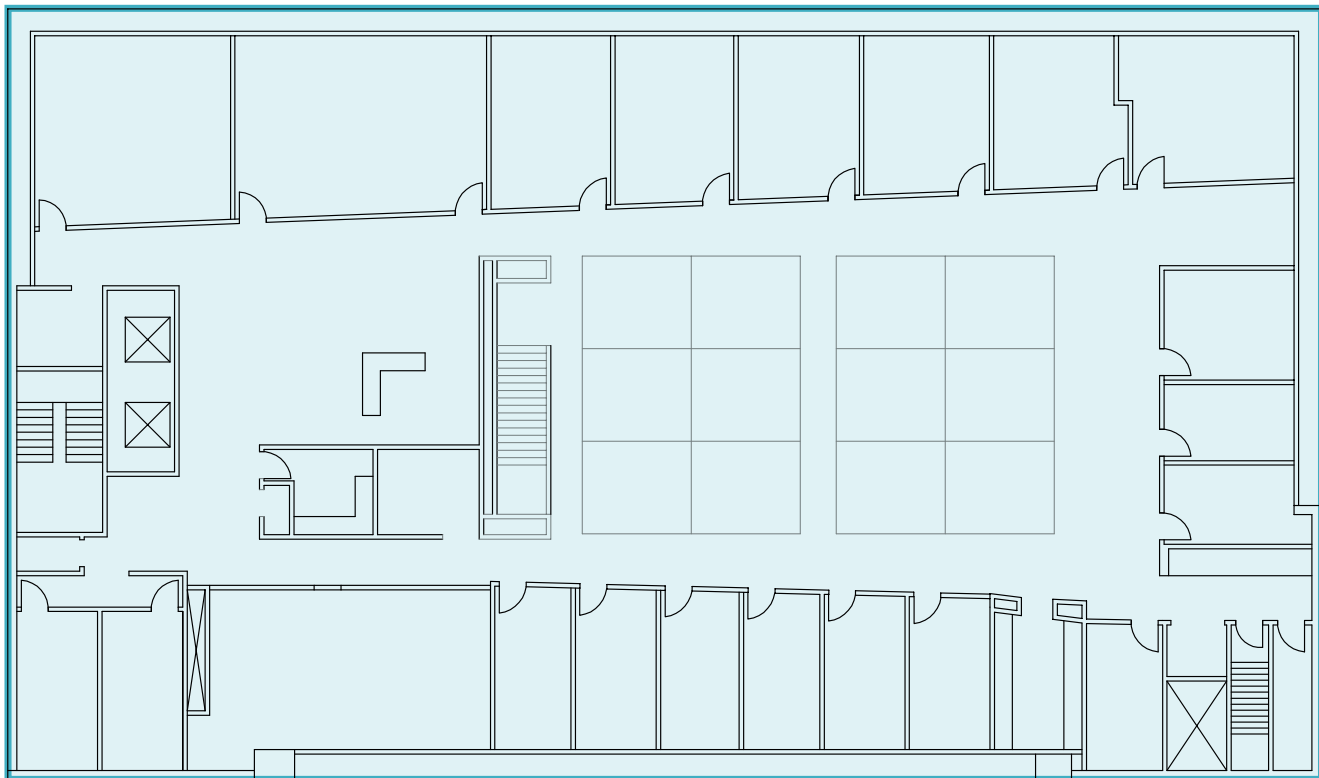
# FLOOR PLANS



3rd Floor  
11,000 SF  
AVAILABLE



FULLY FURNISHED  
PLUG-N-PLAY

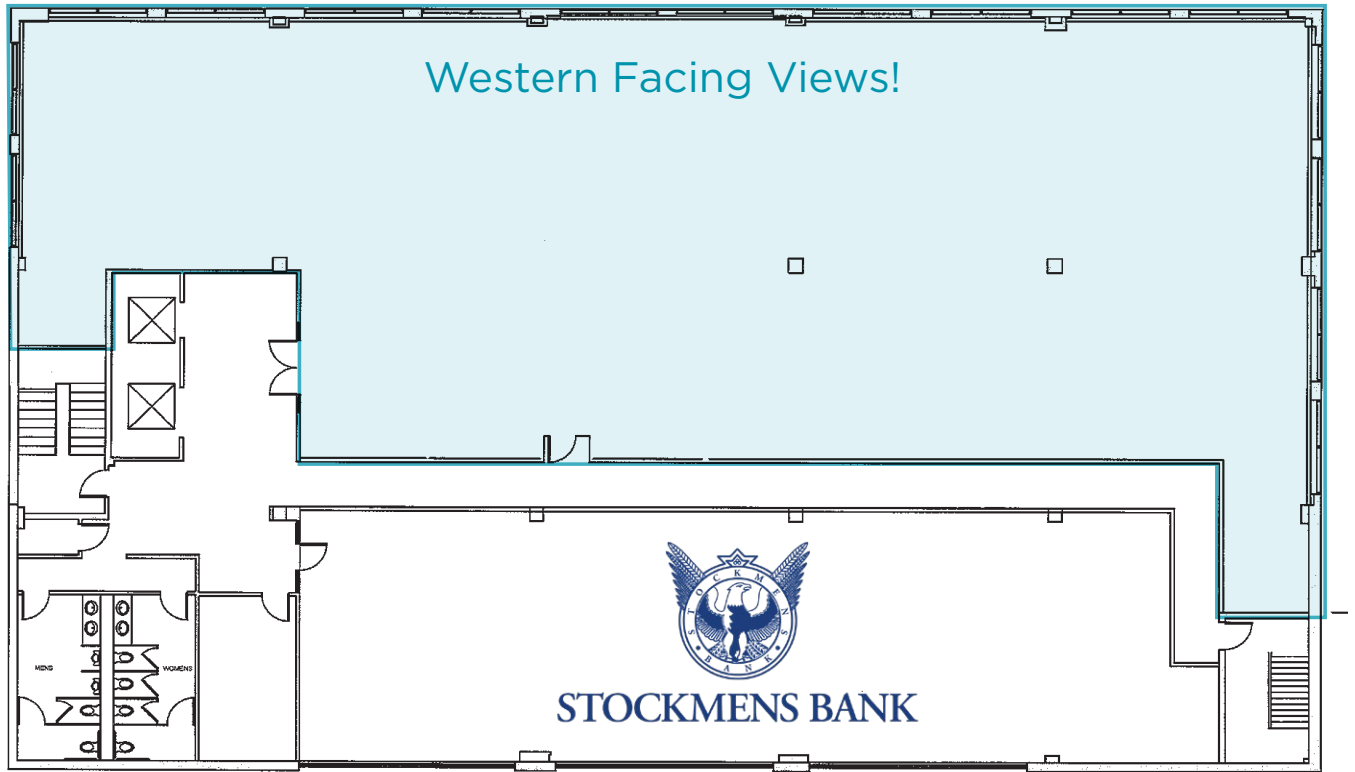


# FLOOR PLANS



## 2nd Floor

8,133 SF  
AVAILABLE





## RESTAURANTS

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



**Colorado Springs  
Commercial**

**GRANT SEANOR**

Managing Director

+1 719 418 4071

gseanor@coscommercial.com