



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



GARDEN GATEWAY PLAZA

**SINGLE-STORY
OFFICE
FOR LEASE**

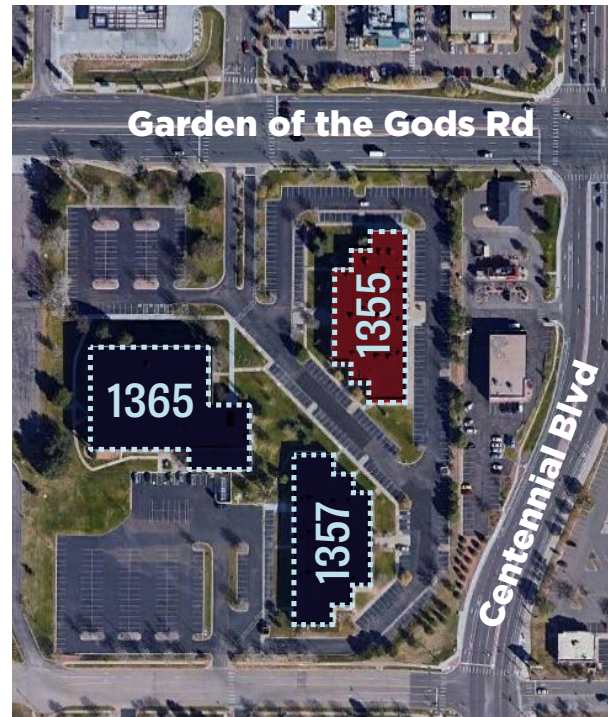
**1355 Garden of the Gods Rd
COLORADO SPRINGS, CO 80907**

GARDEN GATEWAY PLAZA

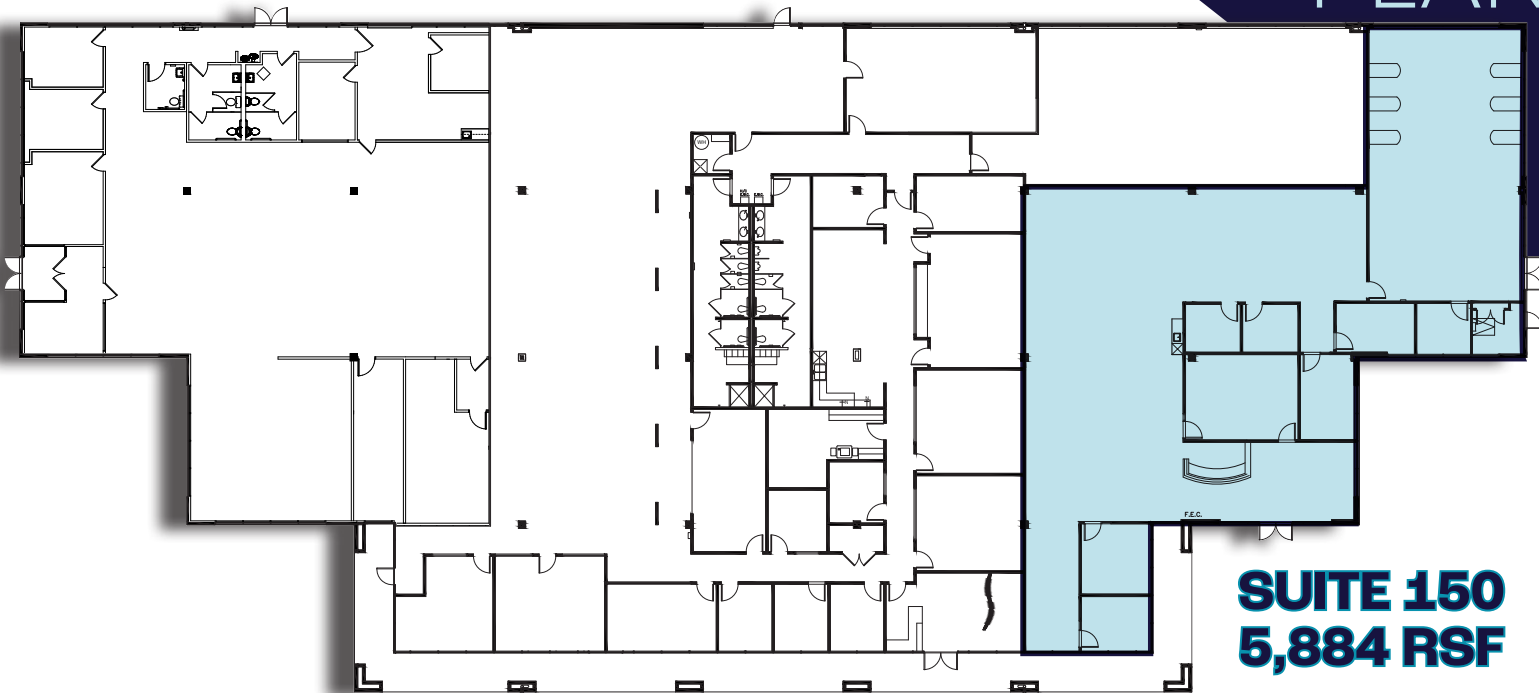


SINGLE-STORY
OFFICE
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Building Size:	25,625 SF
Available Space:	Suite 150: 5,884 RSF
Lease Rate:	From \$16.50 per RSF NNN
Operating Expenses:	\$7.96 per RSF (2025 estimate) exclusive of janitorial
Parking Ratio:	Up to 5 spaces per 1,000 RSF
Tenant Improvements:	Negotiable



FLOOR PLAN



SUITE 150
5,884 RSF

- Exterior building signage available
- Prime location with modern, flexible space
- Minutes away from numerous restaurants, hotels, hiking trails, and craft breweries
- High parking ratio
- Less than 5 minutes to I-25, easy access to Garden of the Gods Road and Centennial Boulevard
- Ideal for an office/showroom user seeking a high profile, well-located, signature building in a campus setting

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.



5 MINUTES
TO I-25



AREA AMENITIES

Garden Gateway Plaza is located on the southwest corner of Garden of the Gods Road and Centennial Boulevard, in the heart of the Garden of the Gods corridor, home to a multitude of restaurants, retail, hotels, and craft breweries.

100+
RESTAURANTS
within 3 miles

50+
RETAIL OPTIONS
within 3 miles

30+
HOTELS
within 3 miles

9
CRAFT BREWERIES
within 3 miles

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