



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



GARDEN GATEWAY PLAZA

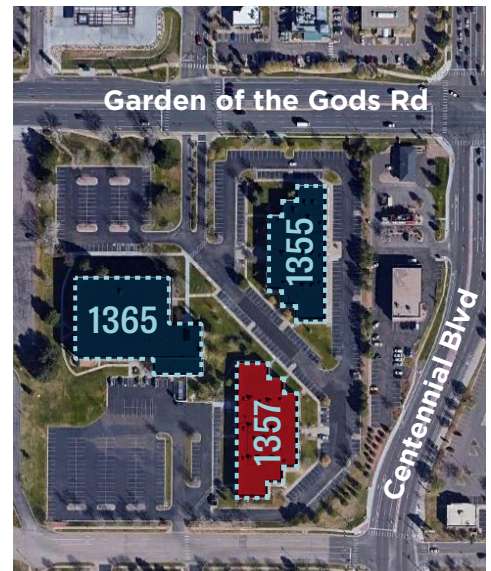
SINGLE-STORY
OFFICE
FOR LEASE

1357 Garden of the Gods Rd
COLORADO SPRINGS, CO 80907

GARDEN GATEWAY PLAZA

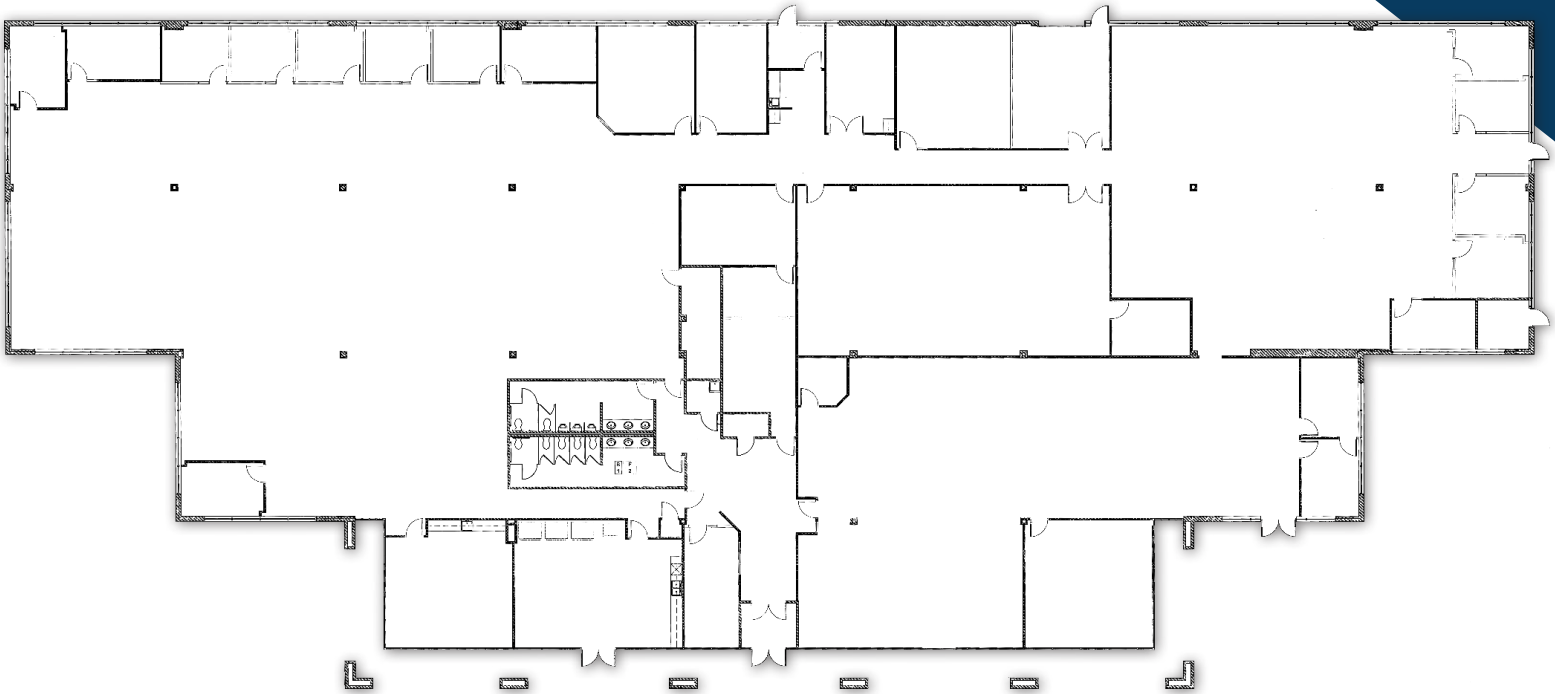


Building Size:	25,530 SF
Available Space:	Entire building available: 25,530 RSF (divisible)
Lease Rate:	From \$16.50 per RSF NNN
Operating Expenses:	\$5.26 per RSF (2024 estimate) exclusive of janitorial
Tenant Improvements:	Negotiable
Parking:	Up to 5 spaces per 1,000 RSF



- This single-story building blends together a combination of functionality and flexibility
- Less than 5 minutes to I-25
- High parking ratio
- Well-located, along the Garden of the Gods corridor, with easy access
- Ideal for an office/showroom user seeking a high profile, well-located, signature building in a campus setting
- Minutes away from numerous restaurants, hotels, hiking trails, and craft breweries
- Efficient space designed to accommodate an array of uses

FLOOR PLAN



25,530 RSF
1357 GARDEN OF THE GODS RD



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

PETER SCOVILLE
Principal
+1 719 418 4063
pscoville@coscommercial.com

GREG PHANEUF
Principal
+1 719 418 4064
gphaneuf@coscommercial.com



**Colorado Springs
Commercial**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.