

FOR LEASE

101 N Cascade Ave, Colorado Springs, CO 80903



Work in the Heart of Downtown



Possible Building or Street Signage Available - High Visibility!!



BUILDING AMENITIES

- Excellent Visibility
- High-traffic lighted intersection
- Attached on-site covered/uncovered parking
- Located in the heart of the Central Business District
- Easy access to I-25
- Competitive lease rates

Prime location for the professional office user. Located at the northeast corner of Cascade and Kiowa, with great views of the front range and Pikes Peak. Walkable to retail, restaurants and hotels.

AVAILABLE SPACE

Atrium Level:	Suite B1 - +/- 776 SF
Rate:	\$14.00 PSF Gross
1st Floor:	2,935 RSF (Sublease)
Rate:	\$30.00 PSF Gross
2nd Floor:	6,118 RSF
Rate:	\$14.00 PSF NNN
3rd Floor:	3,129 RSF (Shell Condition)
Rate:	\$14.00 NNN
Expenses:	\$9.25 (2020 est.)

RUSSELL STROUD, CCIM

Office & Investment

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TAYLOR STAMP

Broker Associate

719.228.3623

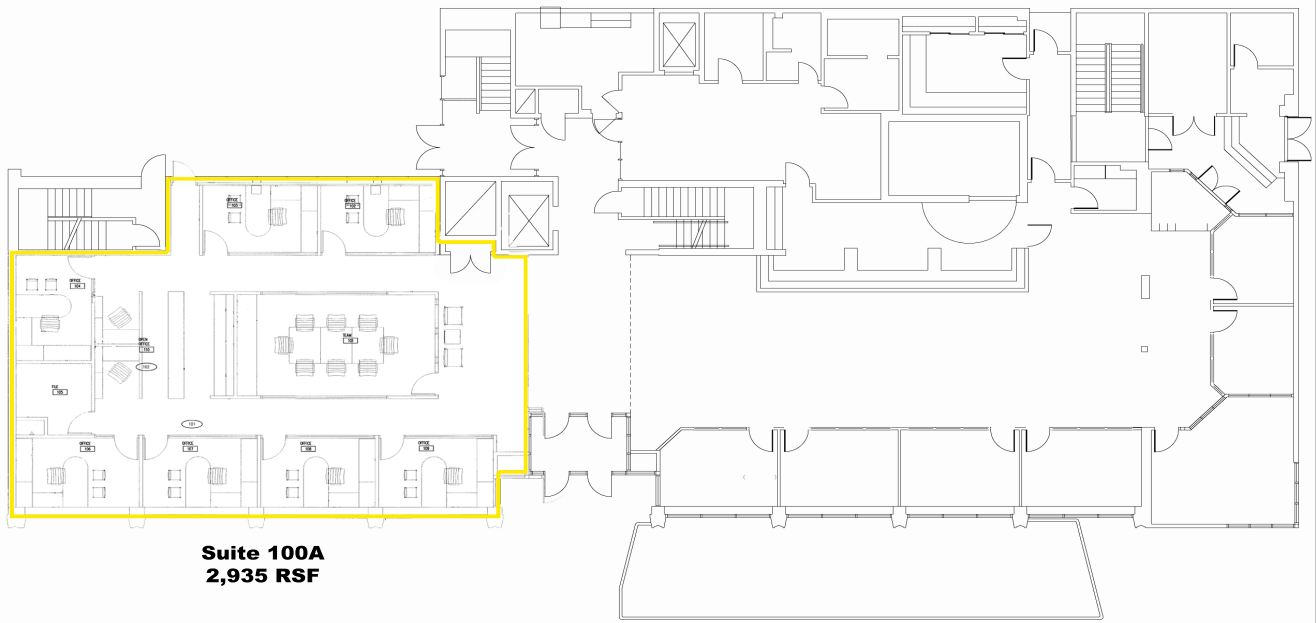
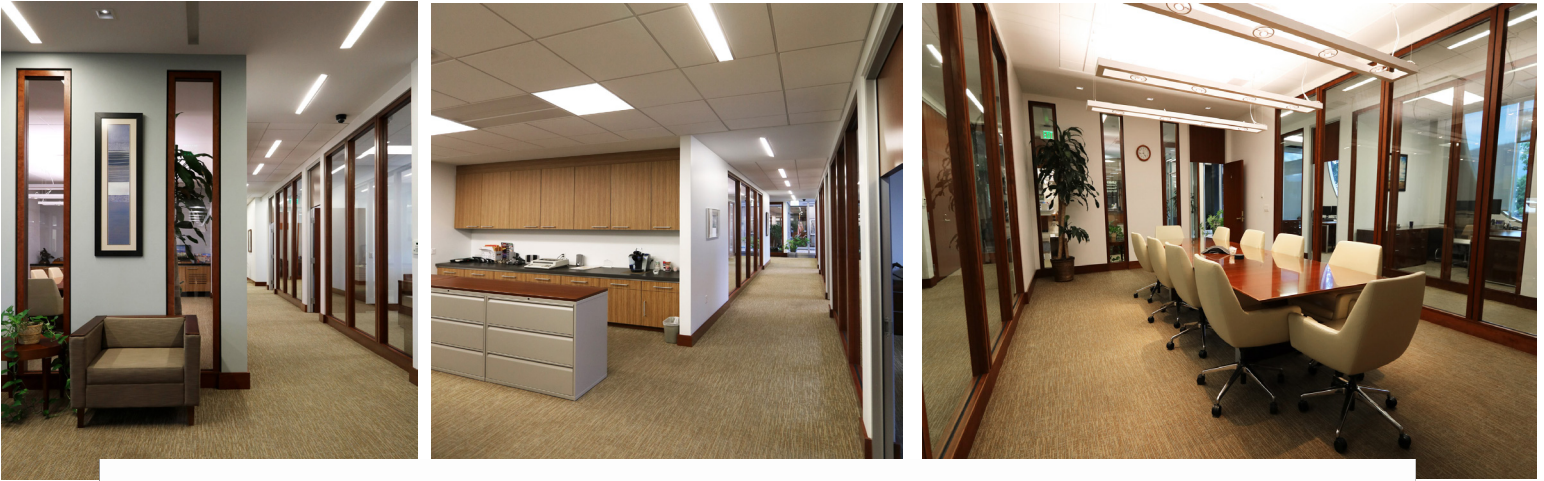
tstamp@quantumcommercial.com

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SUBLEASE - 1ST FLOOR

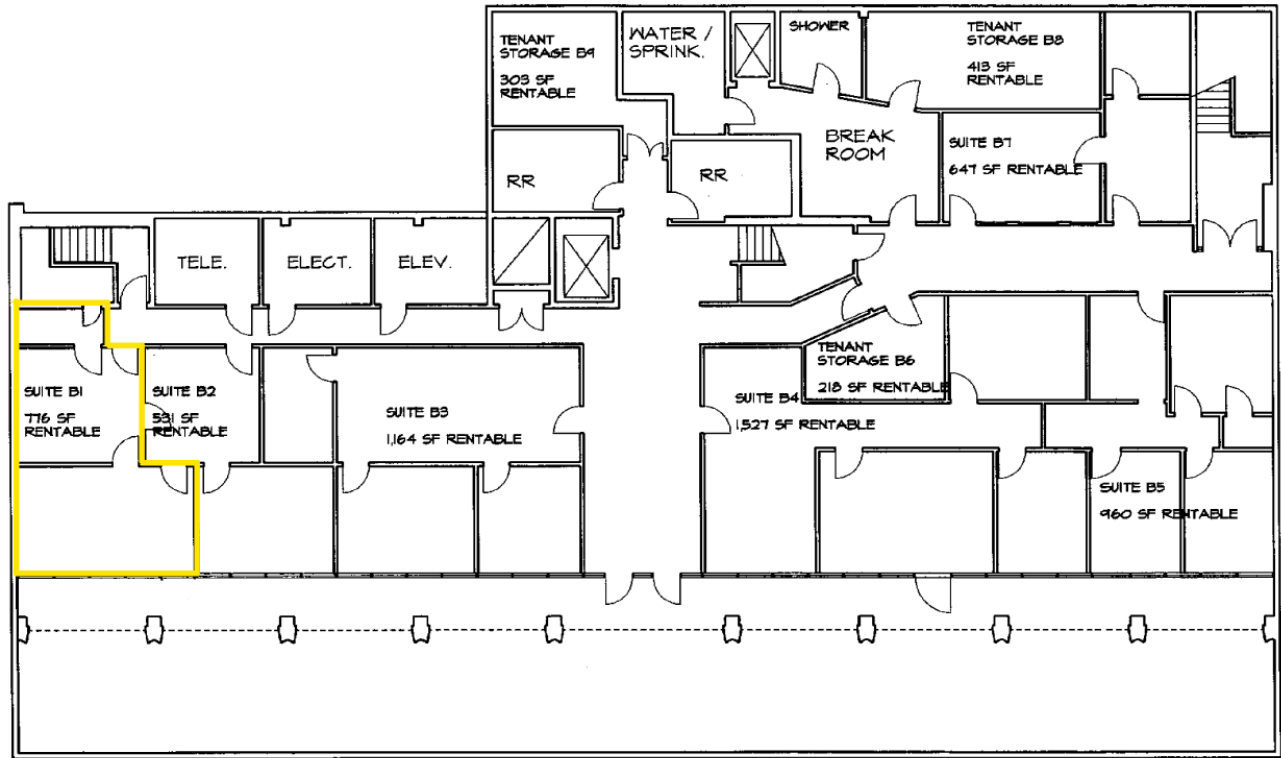


Prime 1st floor office space for Sublease! The space features high end finishes, glass throughout, ideal conference and office size. The suite is highly visible and very easy to access.

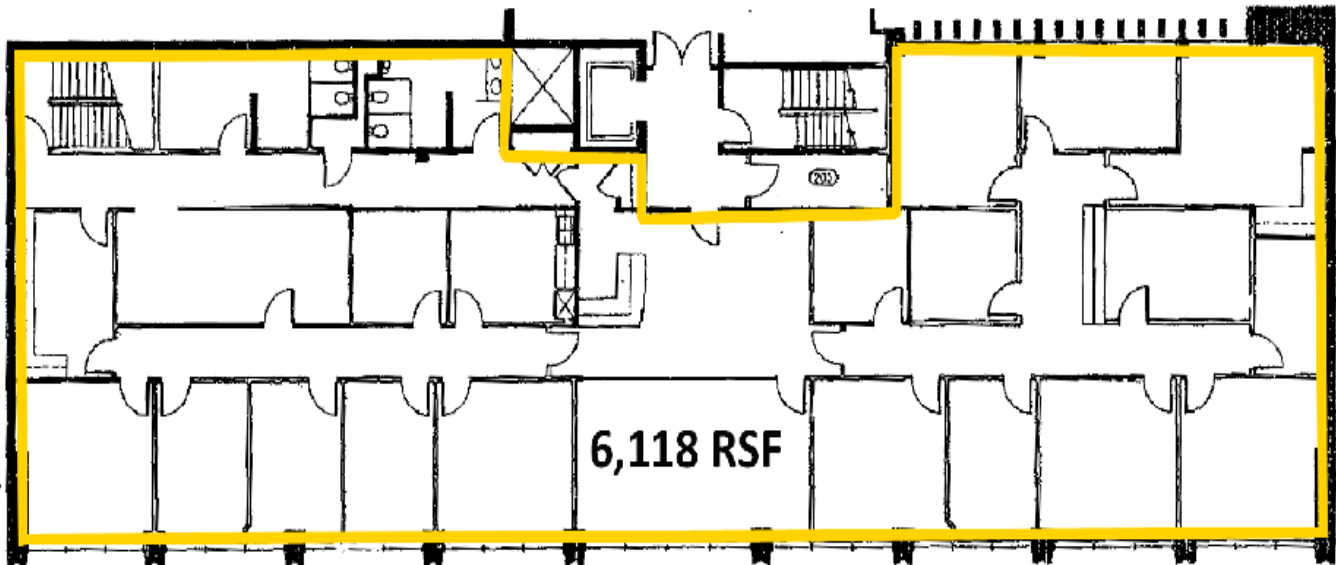
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101 N Cascade Ave, Colorado Springs, CO 80903

Atrium Level



2nd Floor



FOR LEASE

101 N Cascade Ave, Colorado Springs, CO 80903

3rd Floor

