

FOR LEASE

101 N Cascade Ave, Colorado Springs, CO 80903



Work in the Heart of Downtown



First Floor Space Now Available



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

1st Floor:	2,935 RSF (Sublease)
Rate:	\$30.00 PSF Gross
3rd Floor:	3,129 RSF (Shell Condition)
Rate:	\$14.00 NNN
Atrium Level:	205-531 RSF
Rate:	\$12.50-\$14.00 Gross (Exclusive of Janitorial)
Expenses:	\$9.25 (2019 est.)

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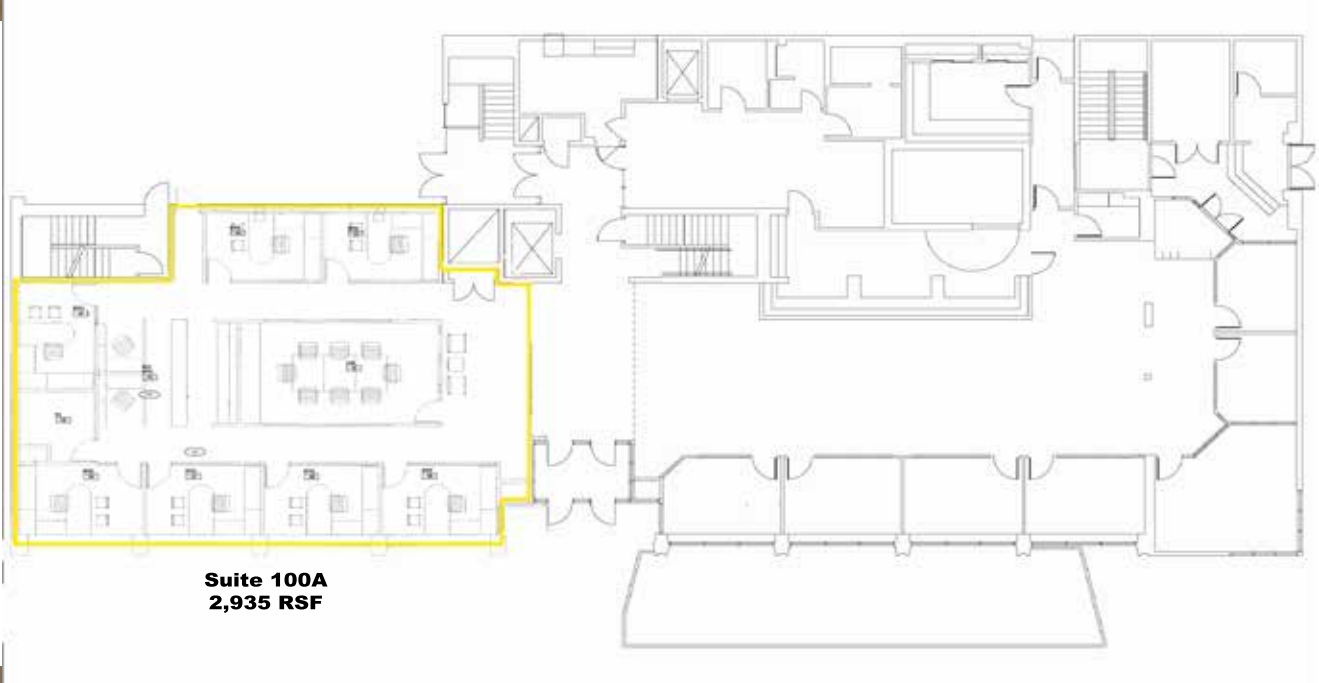
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SUBLEASE - 1ST FLOOR



Suite 100A
2,935 RSF

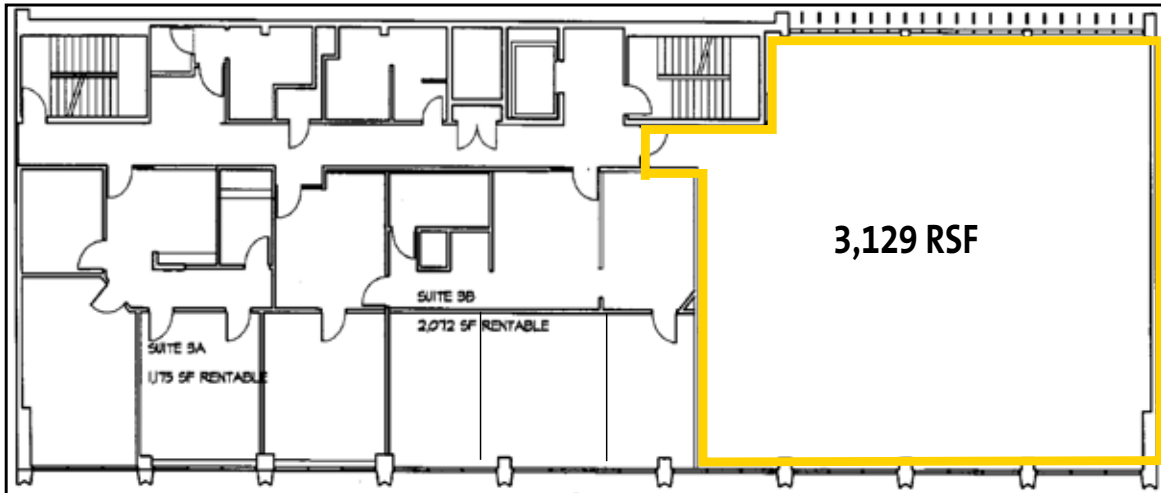


Prime 1st floor office space for Sublease! The space features high end finishes, glass throughout, ideal conference and office size. The suite is highly visible and very easy to access.

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3rd Floor



Atrium Level

